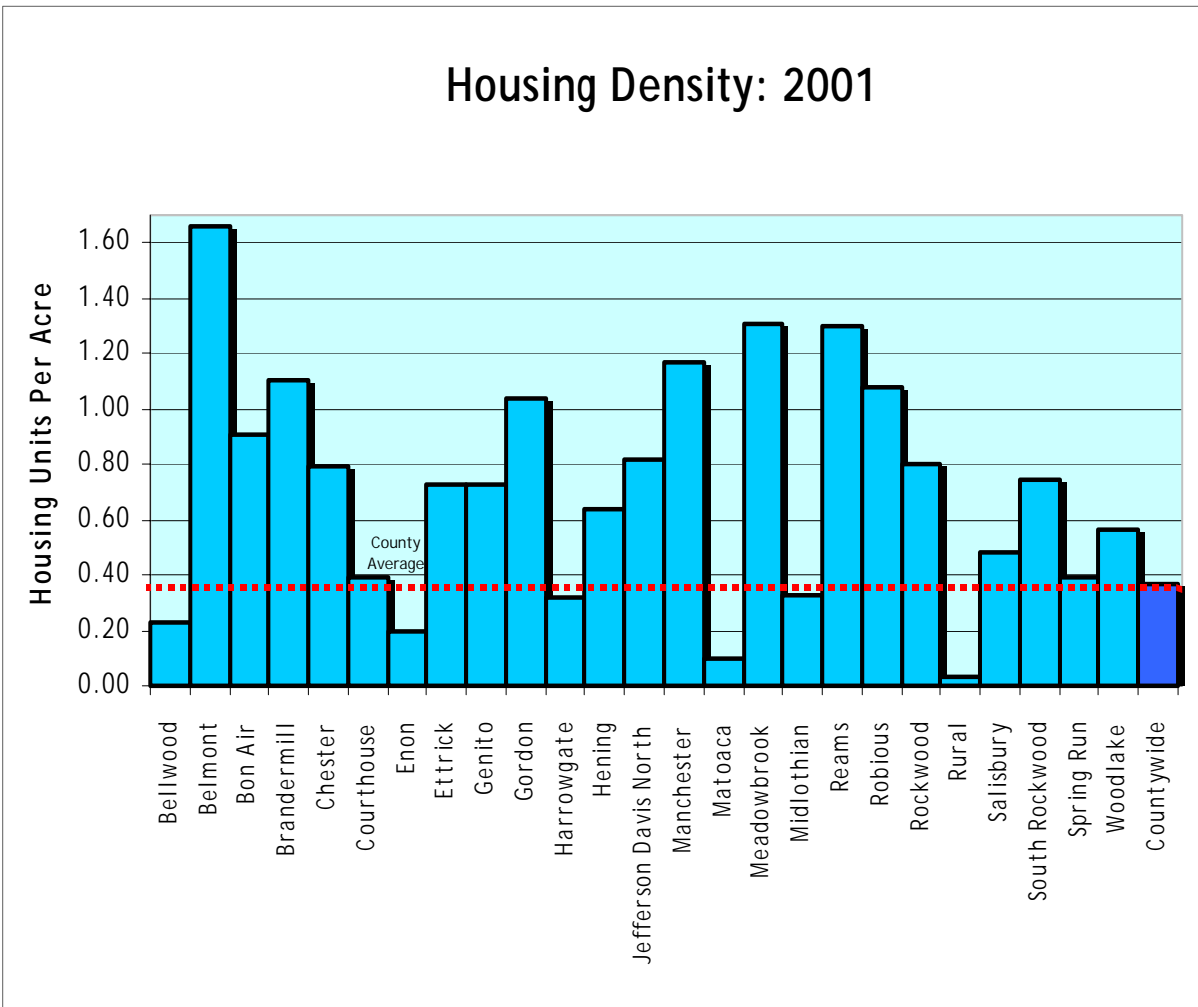


# Existing Housing

## HOUSING DENSITY

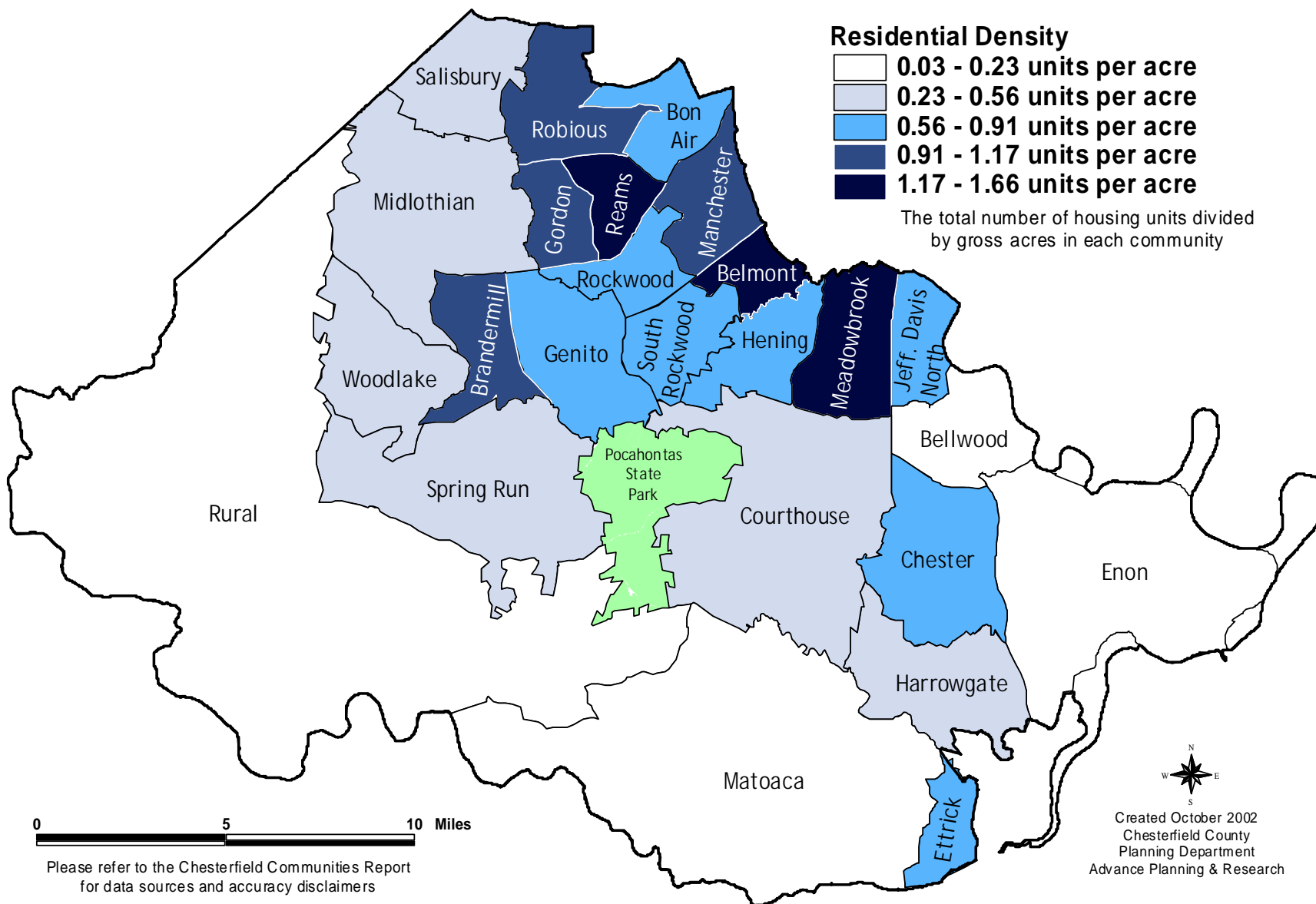
At the end of 2001, there were 98,481 housing units of all types in the county, with an overall average density of .37 housing units per acre of land. This is roughly equivalent to 1 unit for every 3 acres of land countywide.

The county is largely rural and suburban, with higher density areas generally located closer to Richmond (*see map on next page*). Residential density in individual communities ranges from .03 units per acre in the Rural community, to 1.66 units per acre in Belmont.



*Note: The above graph depicts overall residential density. Certain communities have low overall density due to large commercial, industrial, rural, and/or vacant areas. These communities include Bellwood, Enon, Matoaca, and the Rural community. This does not necessarily mean that residential areas in these communities are low density.*

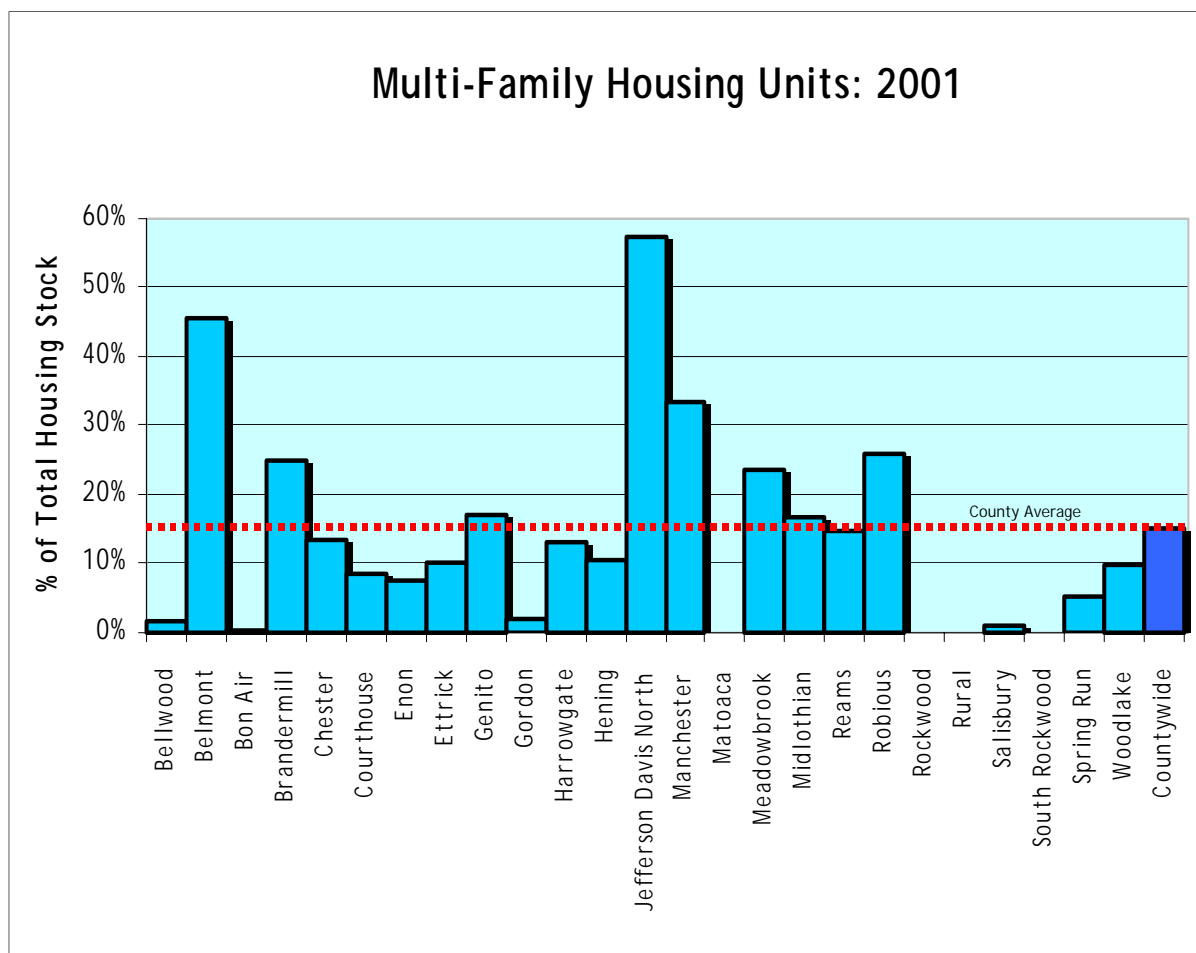
# Residential Density: 2001



## MULTI-FAMILY HOUSING

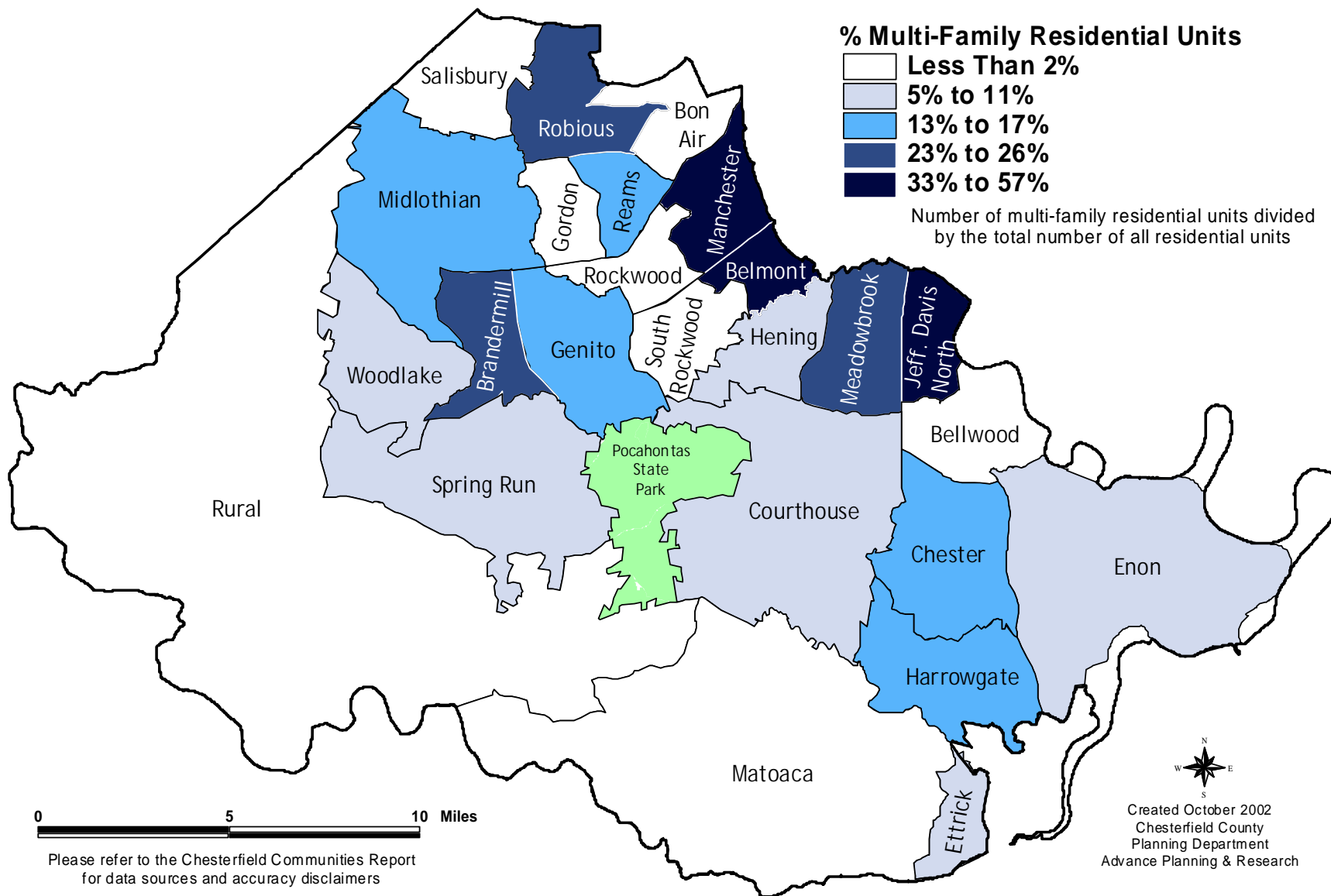
A balanced and healthy community provides a range of housing choices for its residents. Communities with little multi-family housing (apartment units, townhouses, or condominiums) lack housing choice for new households. Communities with many multi-family units may experience problems associated with short-term tenants, management changes at larger complexes, and tenants not residing long enough to establish strong community ties. Absentee landlords may not share the community sensitivities of homeowners. These concerns are especially significant in communities with large percentages of persons renting single family homes.

In 2001, there were 14,905 multi-family units countywide. 15.1% of the housing stock is multi-family. In Belmont, Manchester, and Jefferson Davis North more than 1/3 of the housing is multi-family. In contrast, Matoaca, Rockwood, Rural, and South Rockwood have no multi-family housing.



*Note: This report includes "townhouses" within the multi-family category. Townhouses comprise 2.4% of the housing stock countywide. Although townhouses are defined by the Zoning Ordinance separately from multi-family dwellings, they share important key characteristics (such as shared walls, unit density, traffic generation, and resident demographics). In addition, townhouses countywide have twice the rental occupancy rate (24.5%) compared to single family houses (12%). Next year's report will provide more in-depth information about different housing types.*

# Multi-Family Housing: 2001

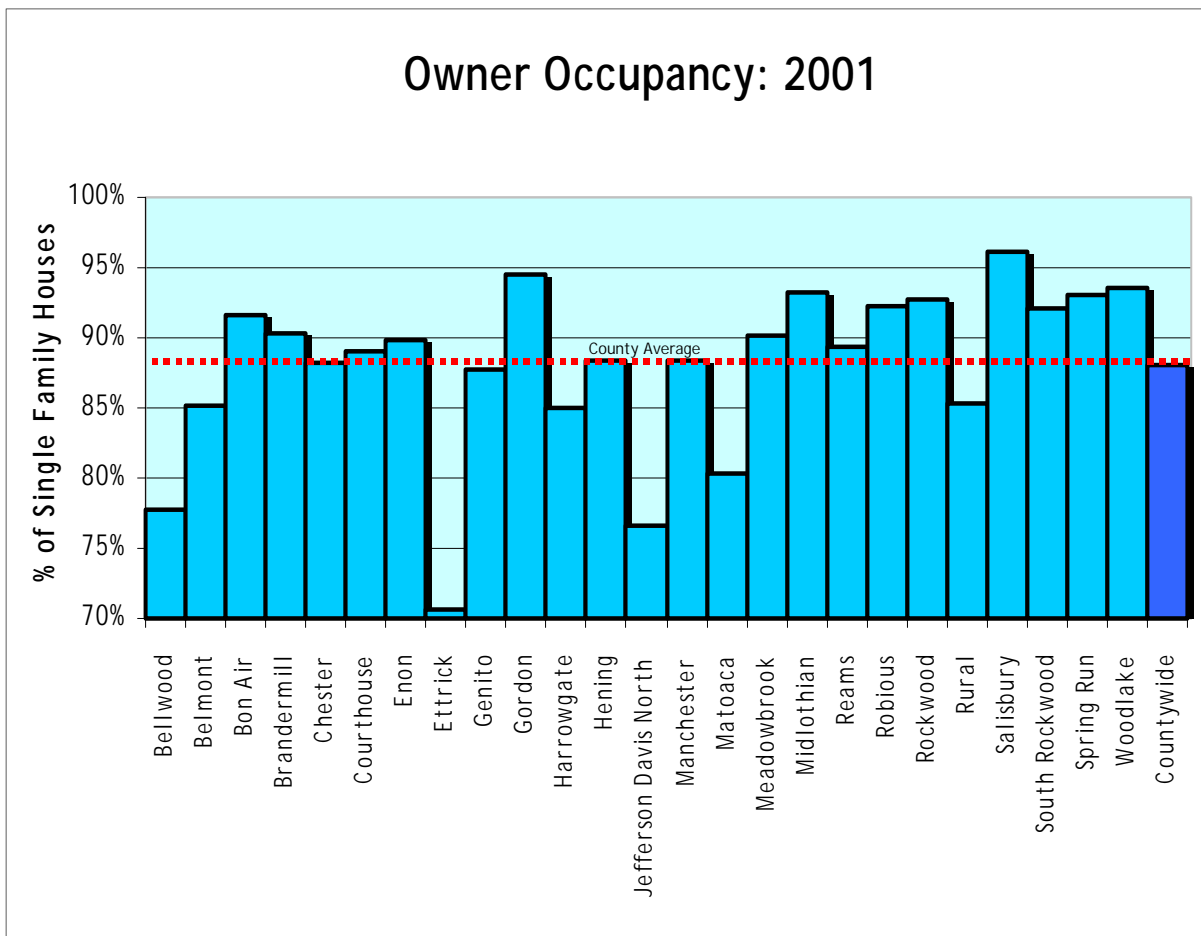


## OWNER AND RENTAL OCCUPANCY

Owner occupancy of single family homes is generally viewed as a positive indicator of community stability. People who own their home tend to have a stronger personal commitment to property maintenance and a greater stake in the long-term health of their neighborhoods. In contrast, areas with high rental occupancy may experience high resident turnover, deferred property maintenance, and less community involvement.

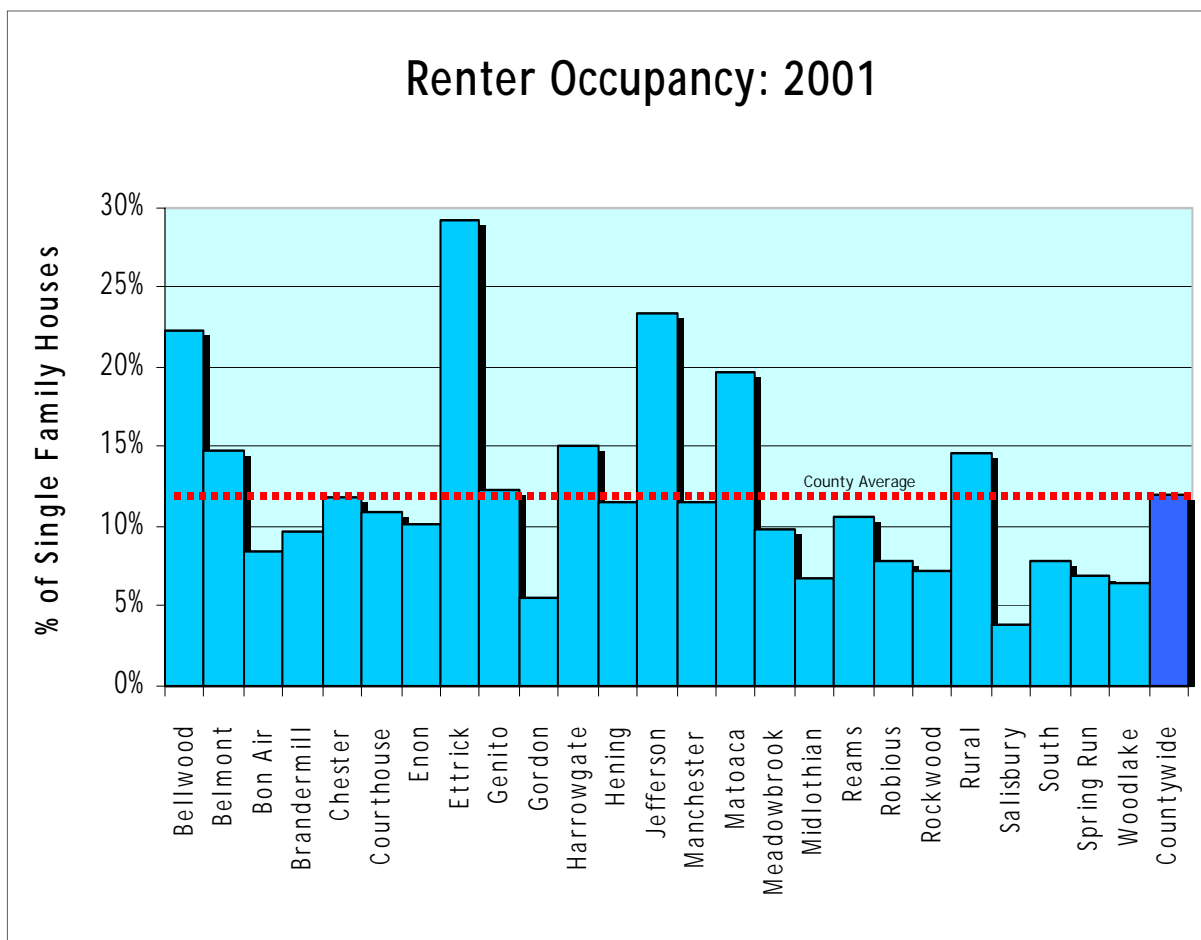
***"88% of single family houses countywide were owner occupied in 2001."***

88% of single family houses countywide were owner occupied in 2001. This means that 12% of single family residences were renter-occupied. This estimate is based on data derived from assessor information. Specifically, the physical and mailing addresses of single family residences were compared, and properties with different site and mailing addresses were categorized as "renter occupied." This approach is less accurate in rural or other areas where many residents use post office boxes instead of street addresses.

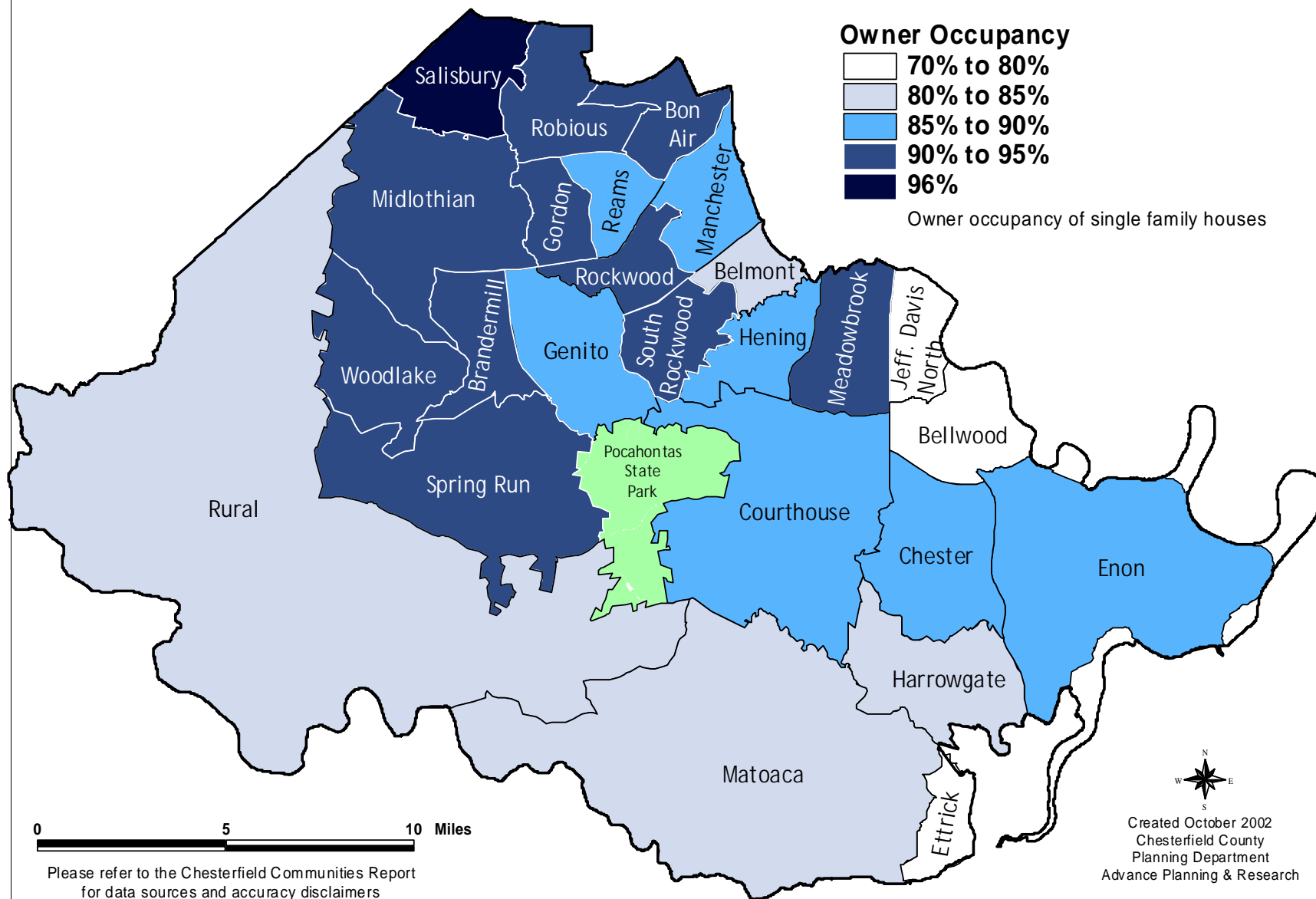


Owner occupancy of single family homes is lowest in Ettrick (70.7%), reflecting the large student renter population associated with Virginia State University. Owner occupancy rates appear to be closely associated with overall housing prices. The five communities with the lowest owner occupancy rates (Bellwood, Jefferson Davis North, Ettrick, Harrowgate, and Matoaca) also have the lowest median resale housing prices in the county. Houses are less expensive to purchase in these places, and are thus less expensive to rent. In contrast, Salisbury has the highest owner occupancy rate (96.1%), as well as the most expensive housing prices in the county.

***“The communities with the lowest owner occupancy rates also have the lowest median resale housing prices in the county. Houses are less expensive to purchase in these places, and are thus less expensive to rent.”***



# Owner Occupancy: 2001

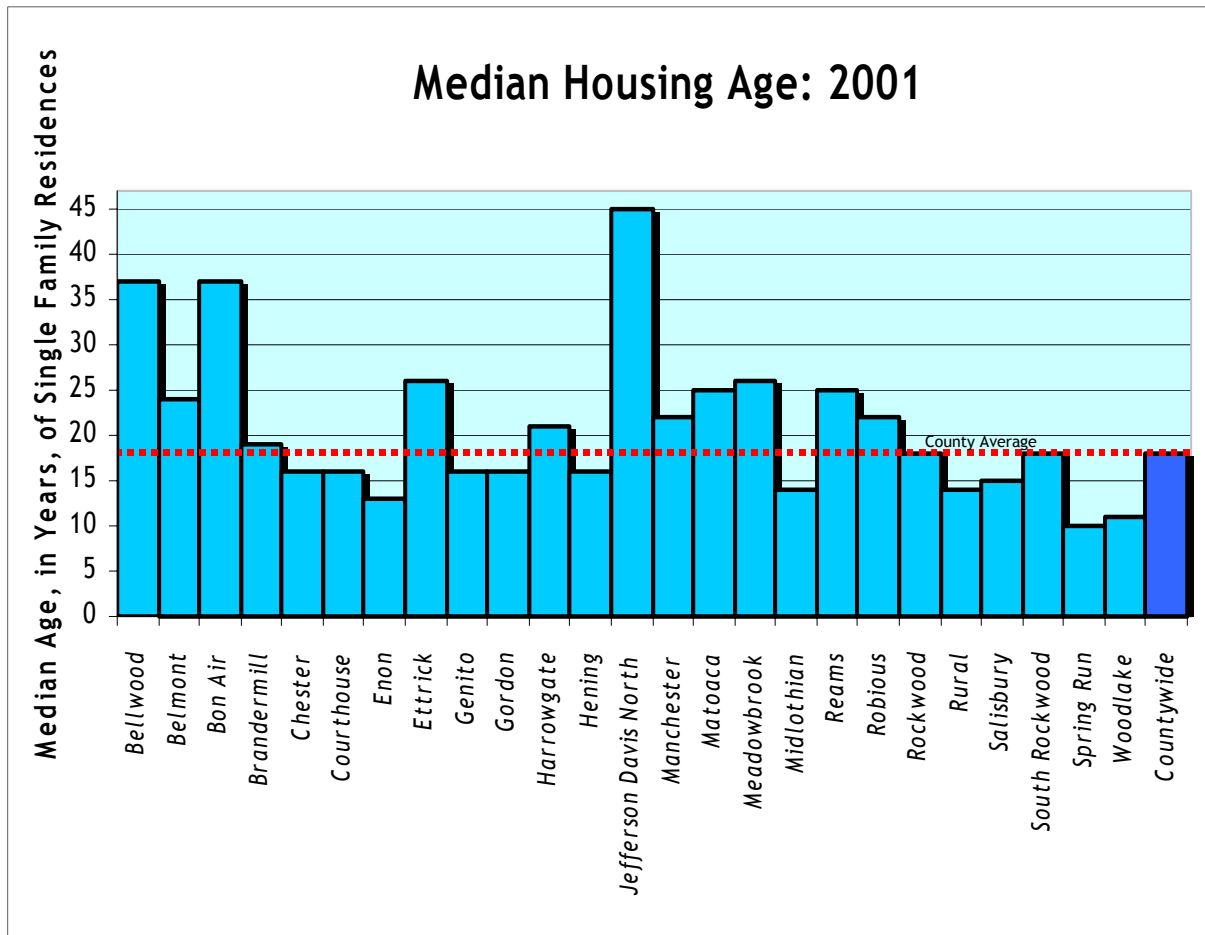




## AGE OF HOUSING

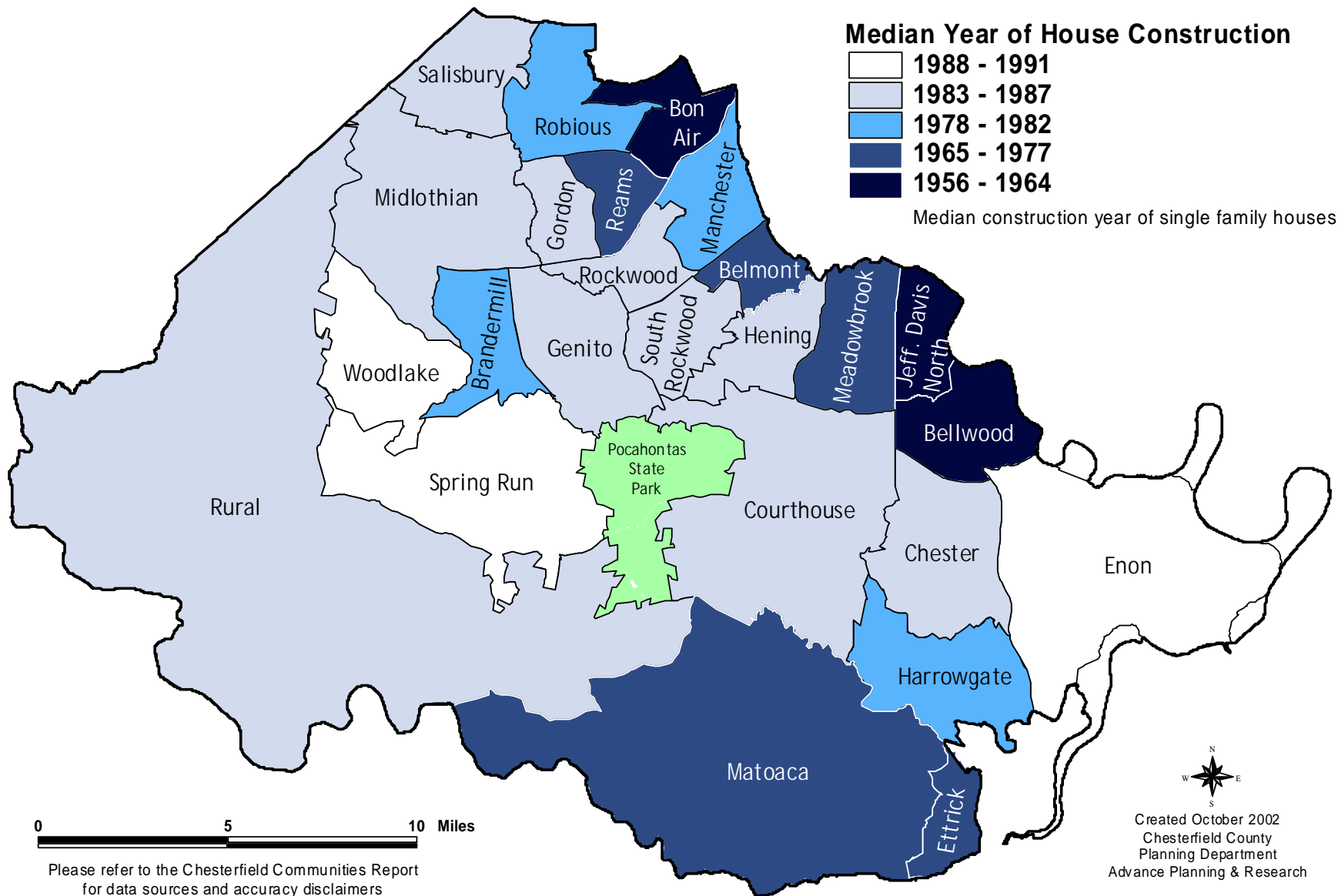
The median age of single family houses in Chesterfield County is 18 years old. Half of all single family houses were constructed during or before 1983, and half during or after 1983. Communities with older housing are typically built-out and/or have experienced slower growth.

The community with the oldest housing is Jefferson Davis North. Houses there have a median age of 45 years (e.g. constructed in 1956). Spring Run has the newest median housing age — 10 years (e.g. constructed in 1991).





# Age of Housing: 2001





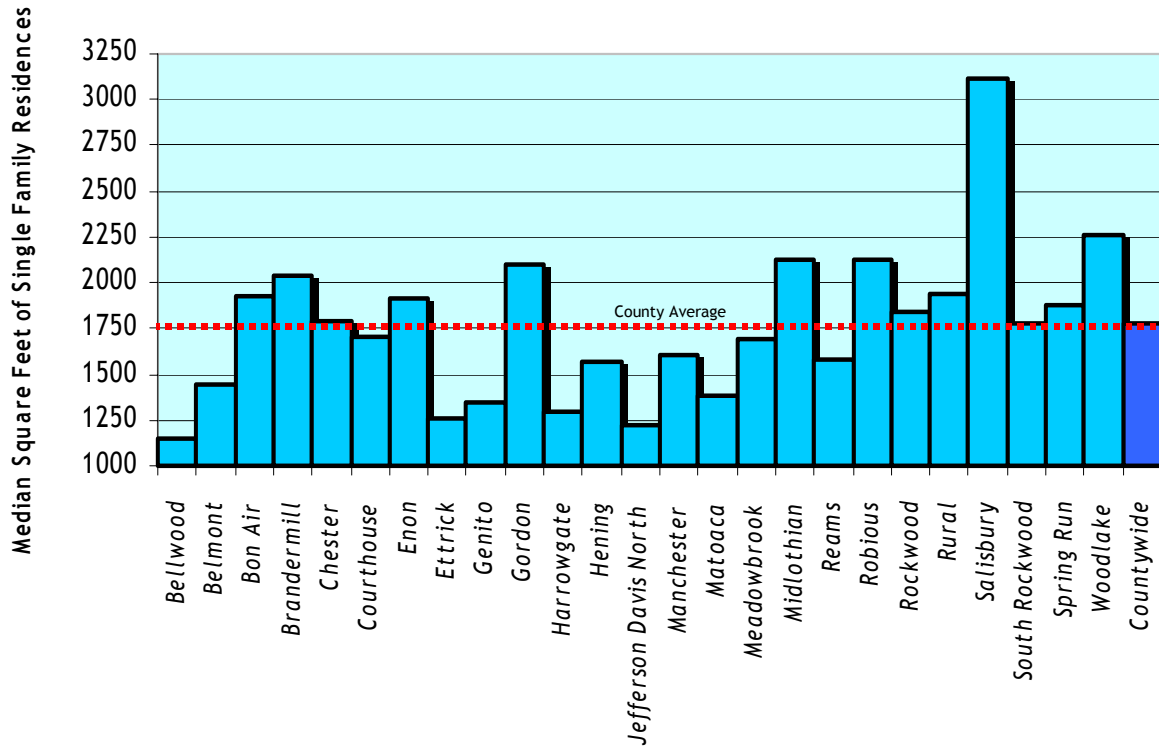
## HOUSE SIZES

Single family houses in Chesterfield County range in size from 240 to 9,800 square feet. In general, newer housing tends to be larger than older housing, reflecting societal and market changes. The median size of single family houses in Chesterfield

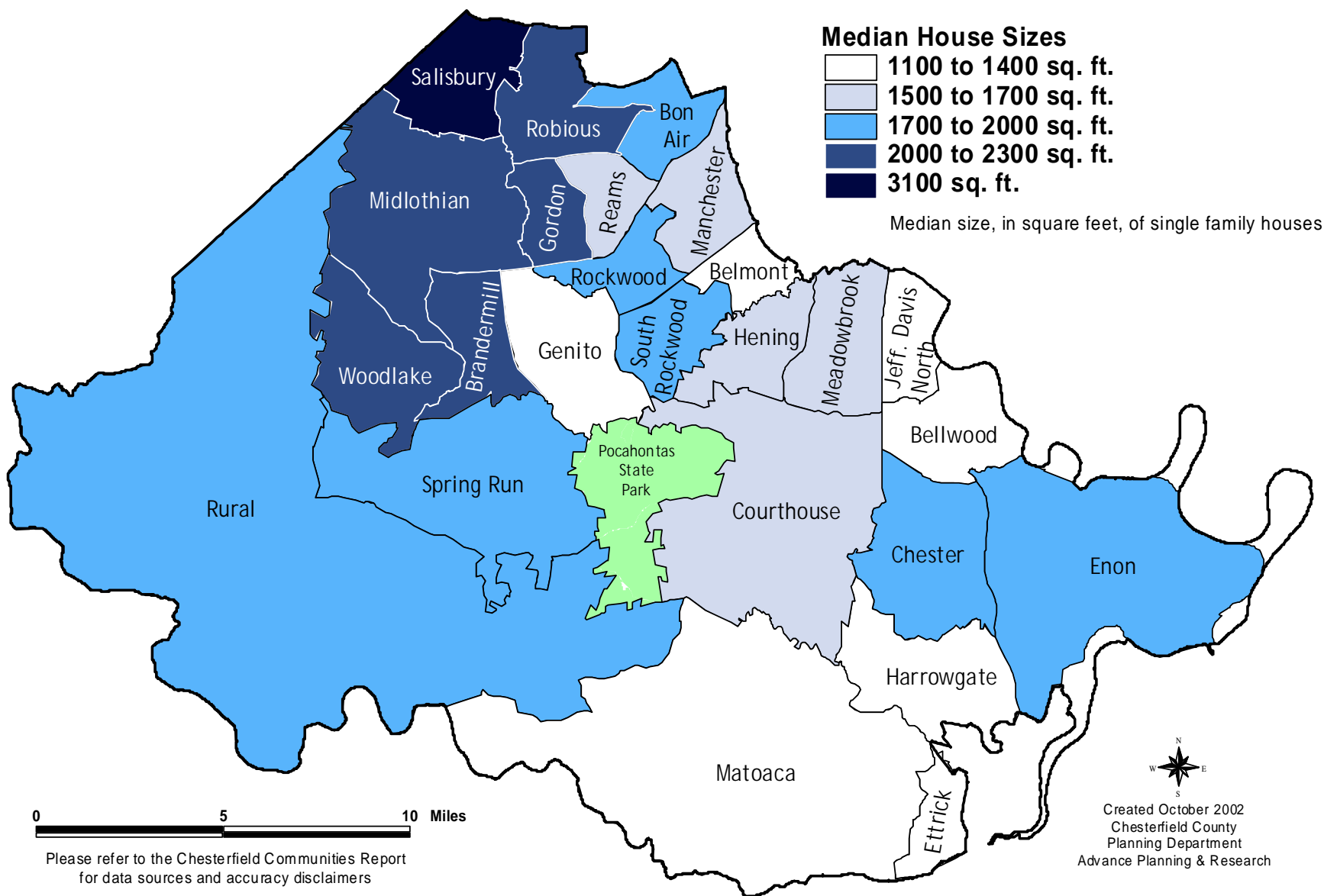
County is 1,774 square feet. Bellwood has the smallest median house size (1,144 square feet). Salisbury has the largest median house size (3,110 square feet).

***"The median size of single family houses in Chesterfield County is 1,774 square feet."***

## Median House Sizes: 2001

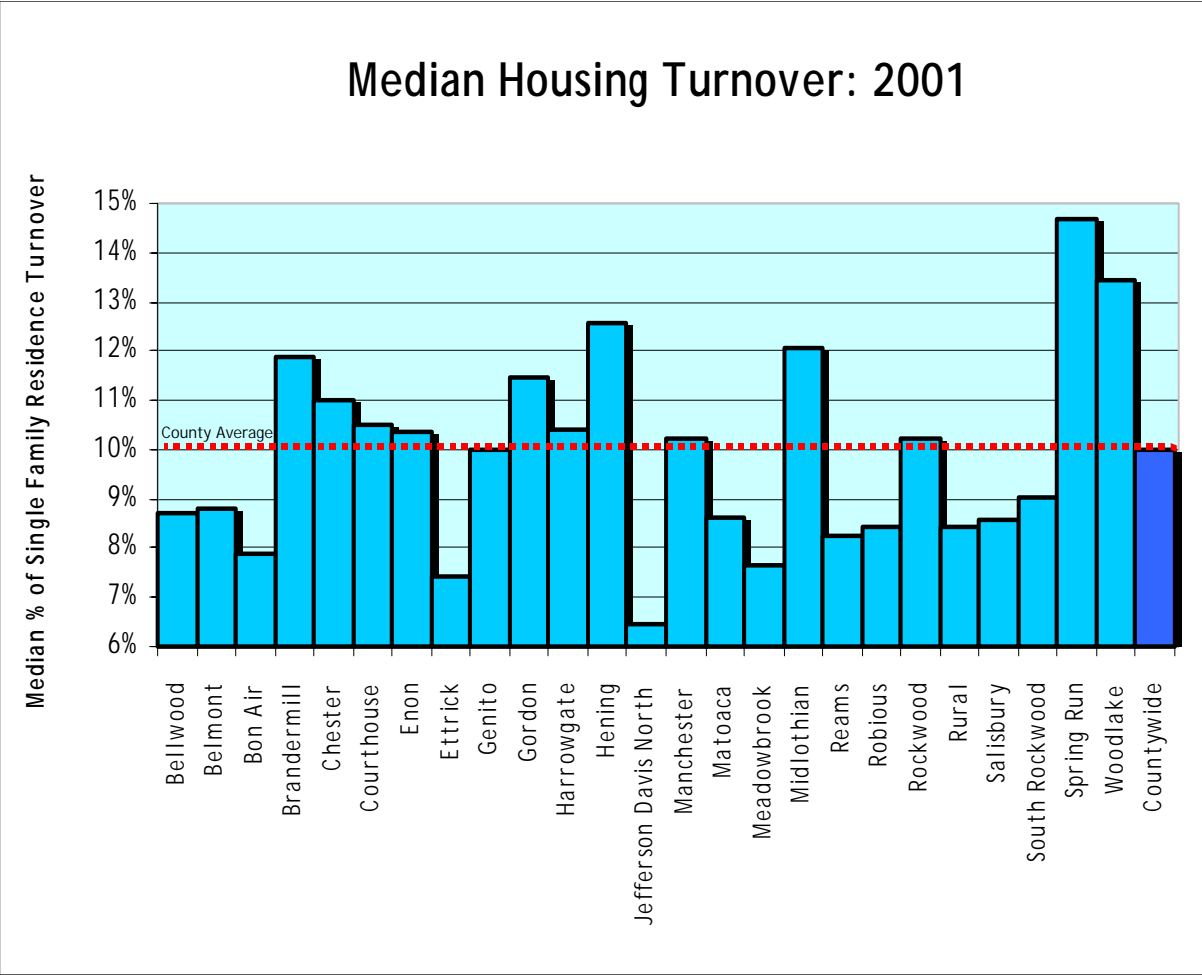


# Median House Size: 2001



HOUSING TURNOVER

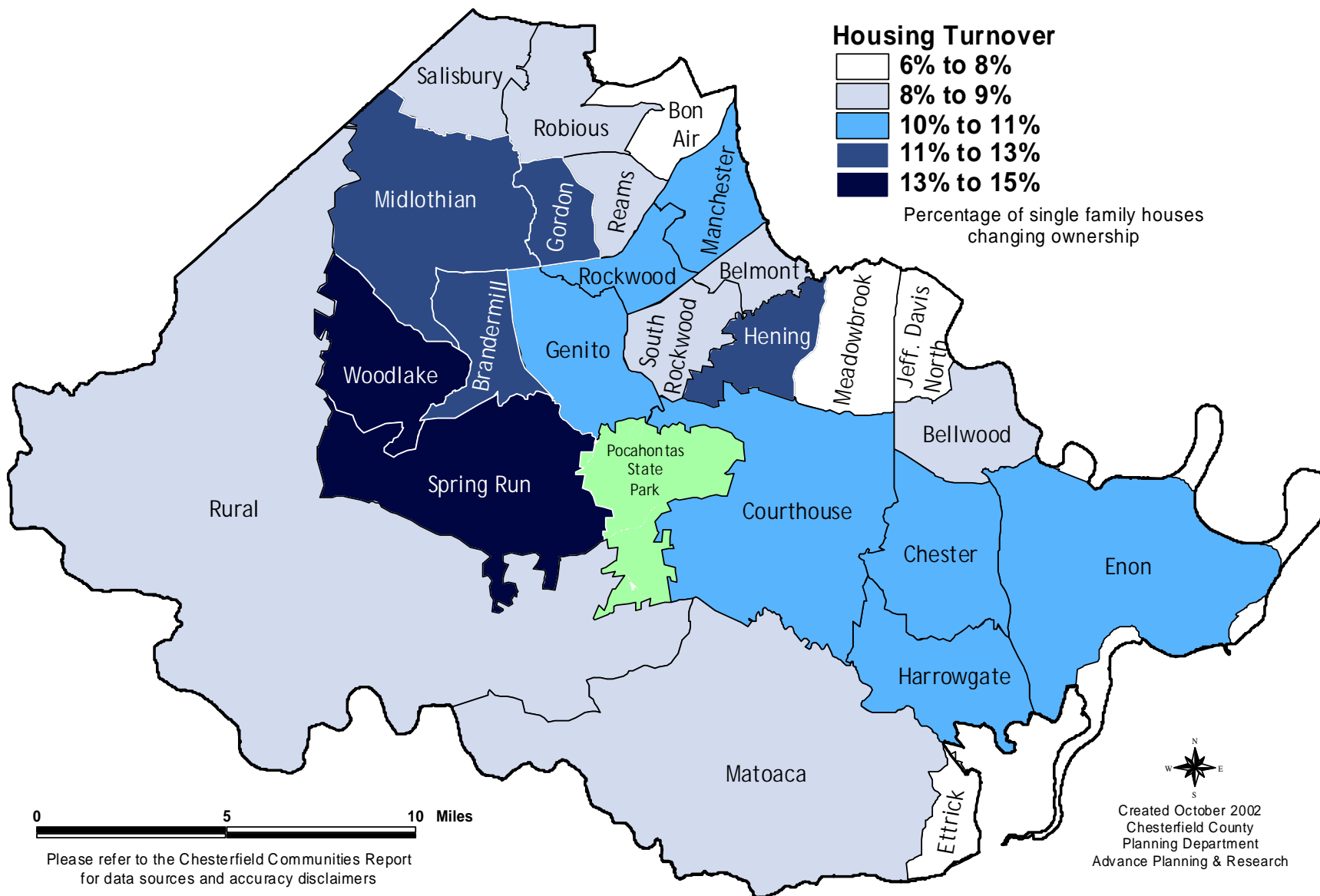
The housing turnover rate indicates the percentage of single-family homes that were sold in 2001. Turnover in a community does not necessarily indicate decline. However, communities with high turnover rates may not enjoy the stability that long-term residents provide. The countywide turnover rate in 2001 was 10%, ranging 6.5% in Jefferson Davis North, to 14.7% in Spring Run.



*Note: the chart above excludes houses constructed in 2001. “Constructed” is an Assessor determination that a house is 100% built – near the time when a certificate of occupancy could be issued.*



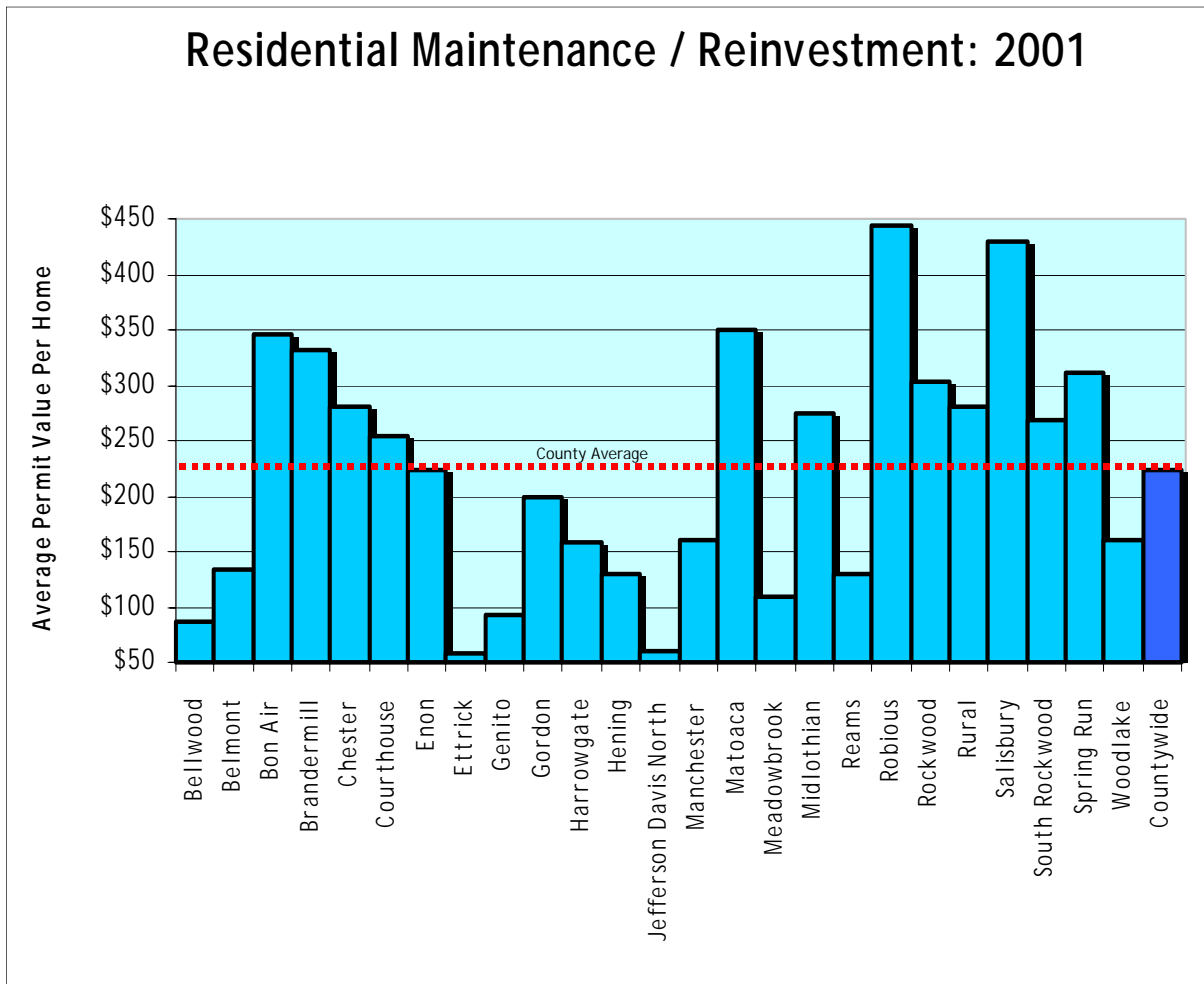
# Housing Turnover: 2001



## MAINTENANCE AND REINVESTMENT

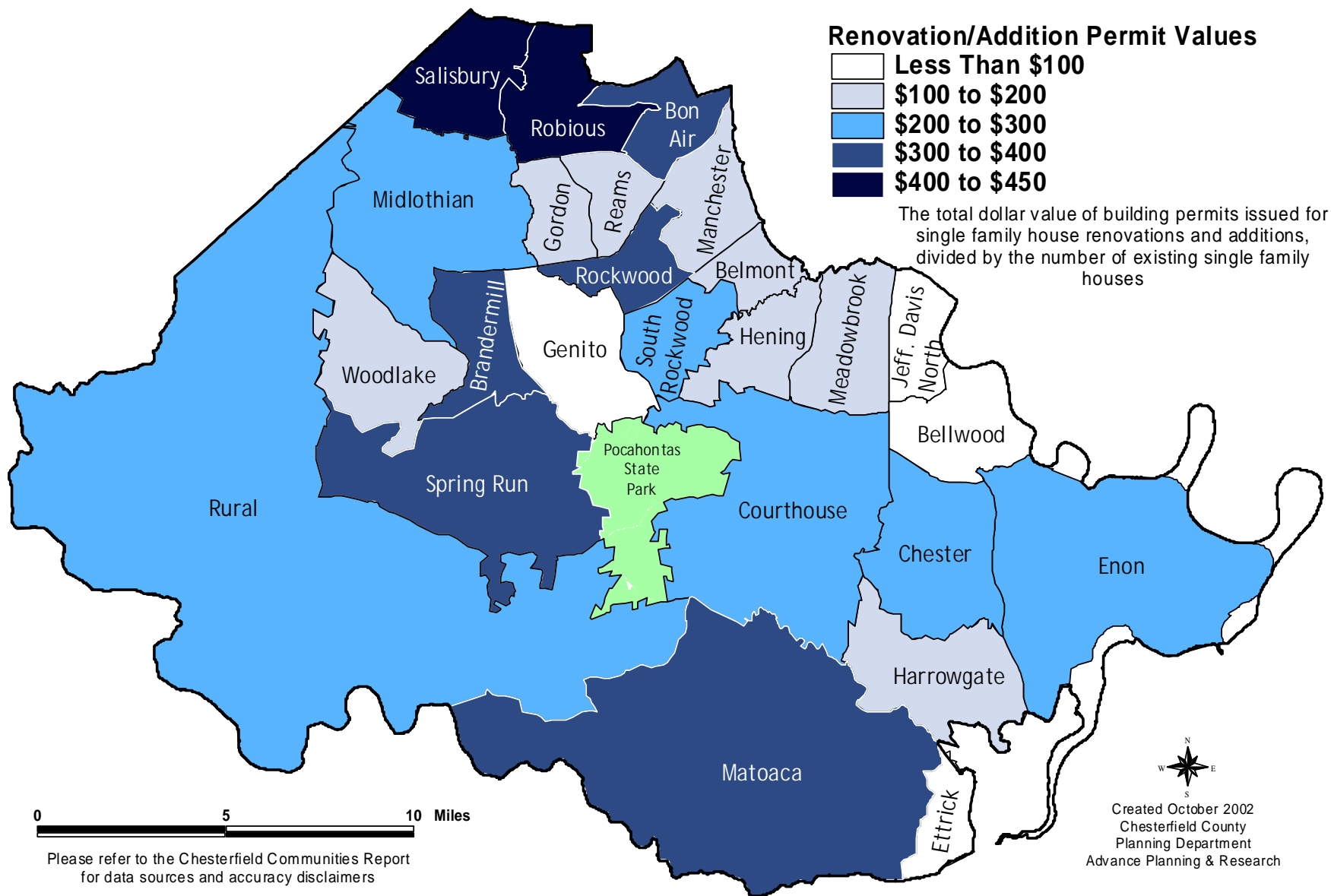
In healthy communities, residents maintain and reinvest in their property. Homeowners renovate aging homes to add new amenities. Aging communities that have low rates of reinvestment may experience decline over time. Older homes that are not renovated may decline in value, as buyers look to communities with newer homes and better maintenance.

The countywide average permit value for residential maintenance and reinvestment in 2001 was \$224 per house. Ettrick had the lowest average amount spent on maintenance and reinvestment (\$59 per house). Robious had the highest average (\$443 per house).



*Data from the Building Inspections Department, and includes all residential renovations or additions to single family homes for which a homeowner obtained a building permit. (This does not include or measure the value of renovations and/or additions for which no building permits were issued). "Renovations" include structural repairs and room renovations. "Additions" include all additions to homes (excluding decks and carports). Homeowners provide an estimate of the value of the renovation or addition for each building permit. This data was tabulated to estimate the average amount spent in each community, by adding up the total building permit value and dividing the result by the number of single family houses in each community.*

# Maintenance and Reinvestment: 2001

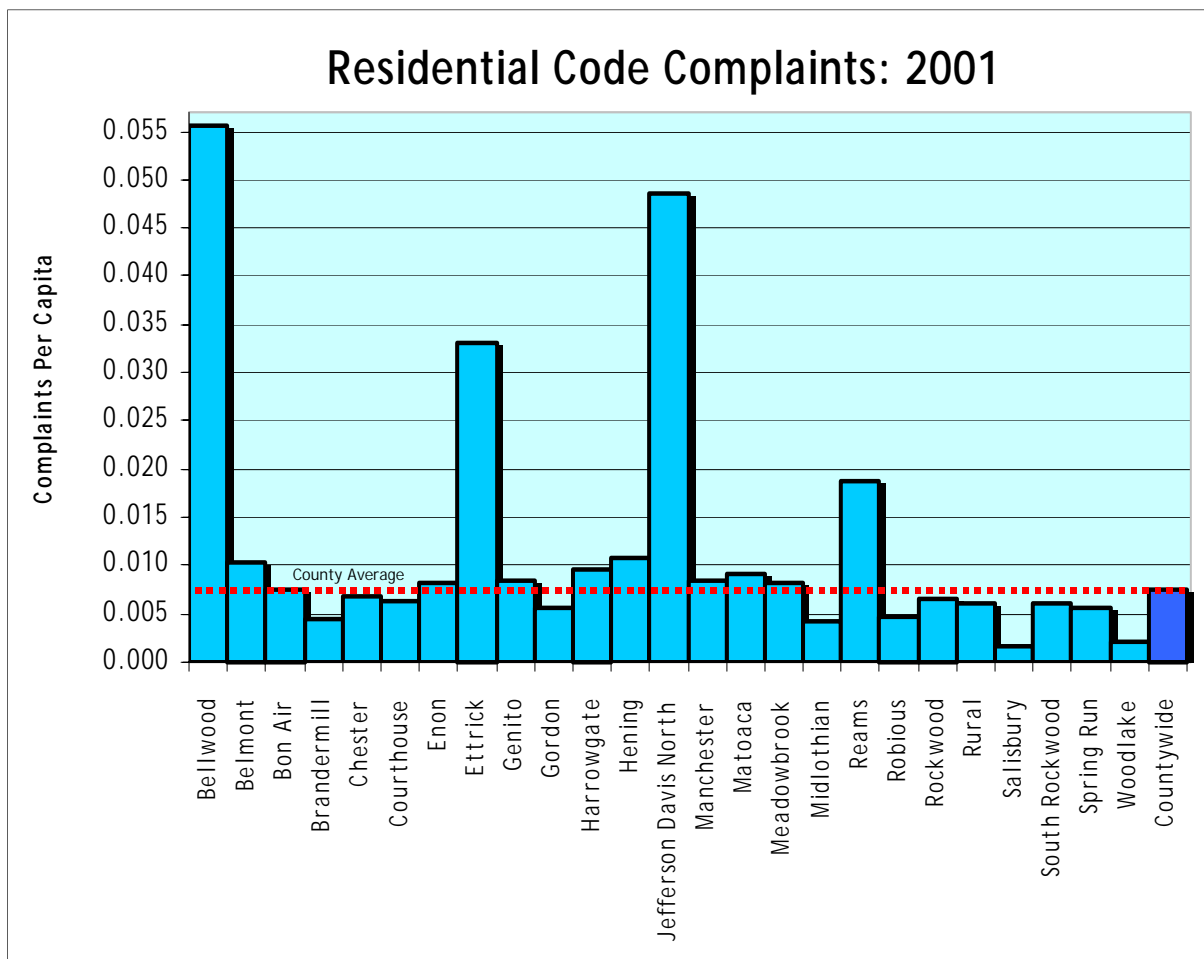


## RESIDENTIAL CODE ENFORCEMENT

Chesterfield County Code Compliance staff processed over 2,500 code complaints for residential properties in 2001. These complaints included zoning violations, illegal signs, property nuisances, and unlicensed vehicles. This report examines the per capita rate of residential code enforcement complaints received in 2001.

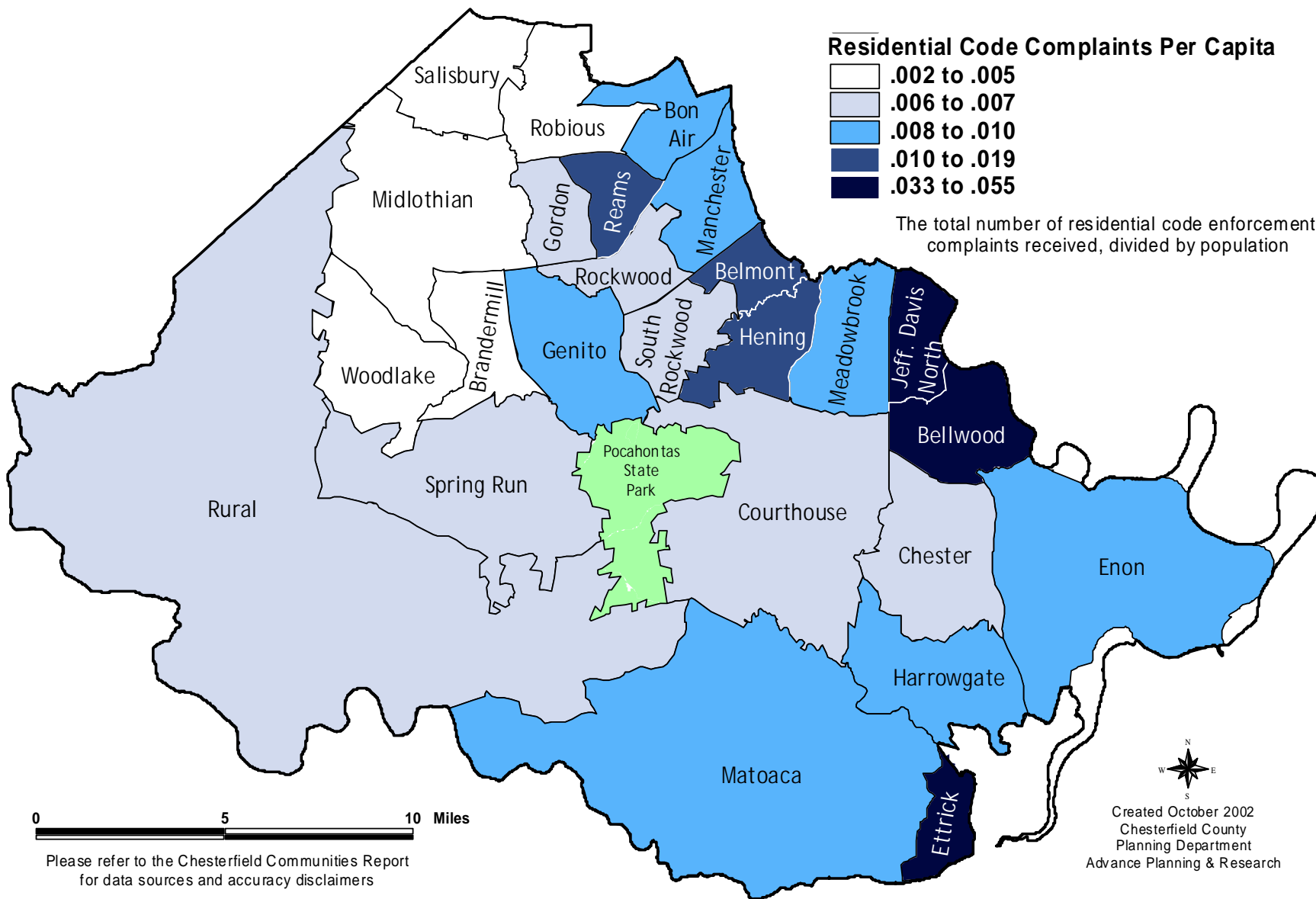
Three communities received the benefits of a proactive code enforcement effort (funded through the Community Development Block Grant program): Bellwood, Ettrick, and Jefferson Davis North. As a result, these communities had higher per capita complaint rates. In other communities, complaints were mostly citizen-initiated. Some communities with very large and active homeowners associations (such as Brandermill and Woodlake) had relatively low complaint rates.

The countywide average residential code enforcement rate was .012 complaints per capita (or 1 complaint for every 106 residents). Bellwood had the highest rate of complaints, with .055 complaints per capita (1 complaint for every 18 residents). Salisbury had the lowest complaint rate, with .002 complaints per capita (1 complaint for every 642 residents).





# Residential Code Enforcement: 2001

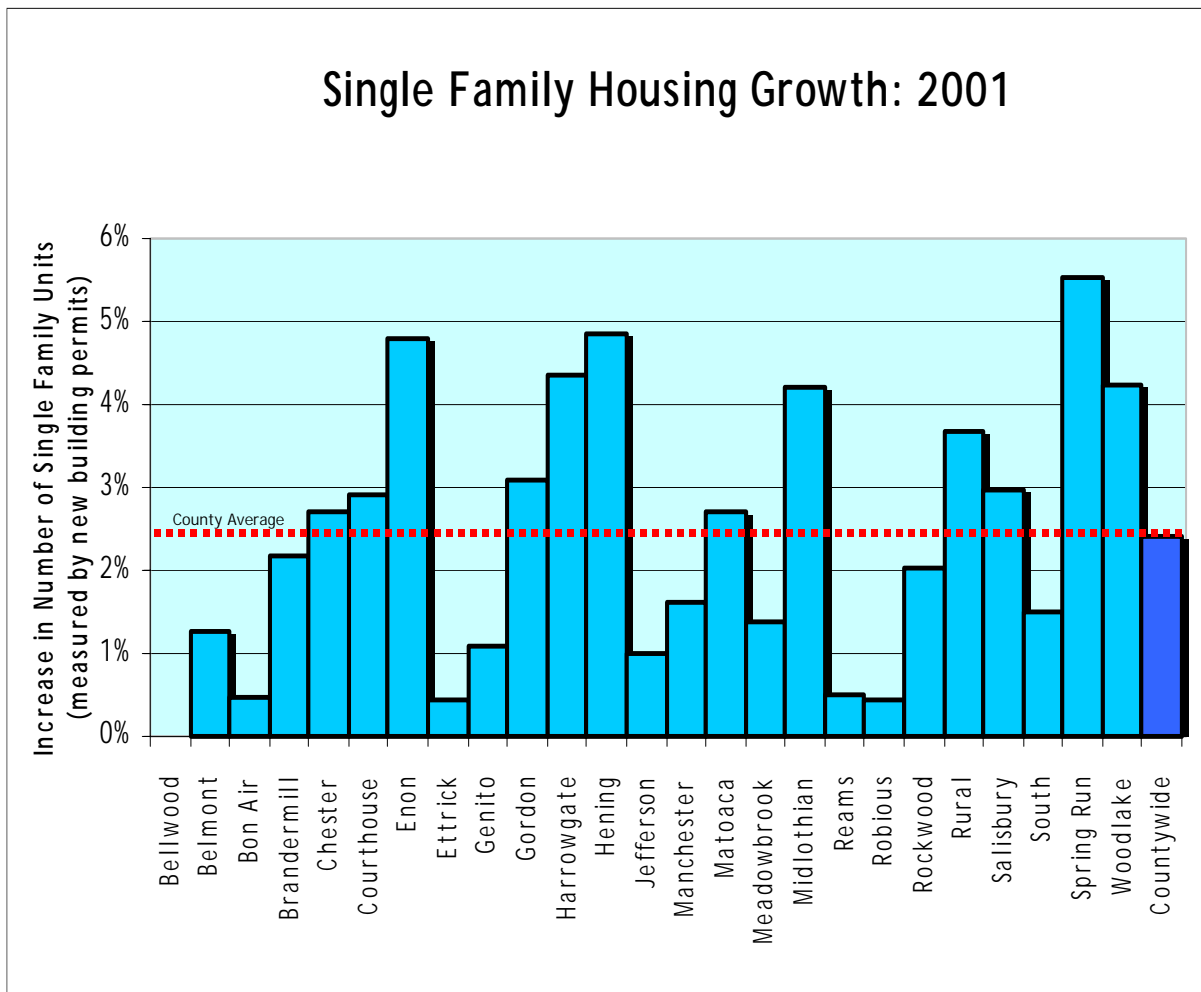


# Housing Growth

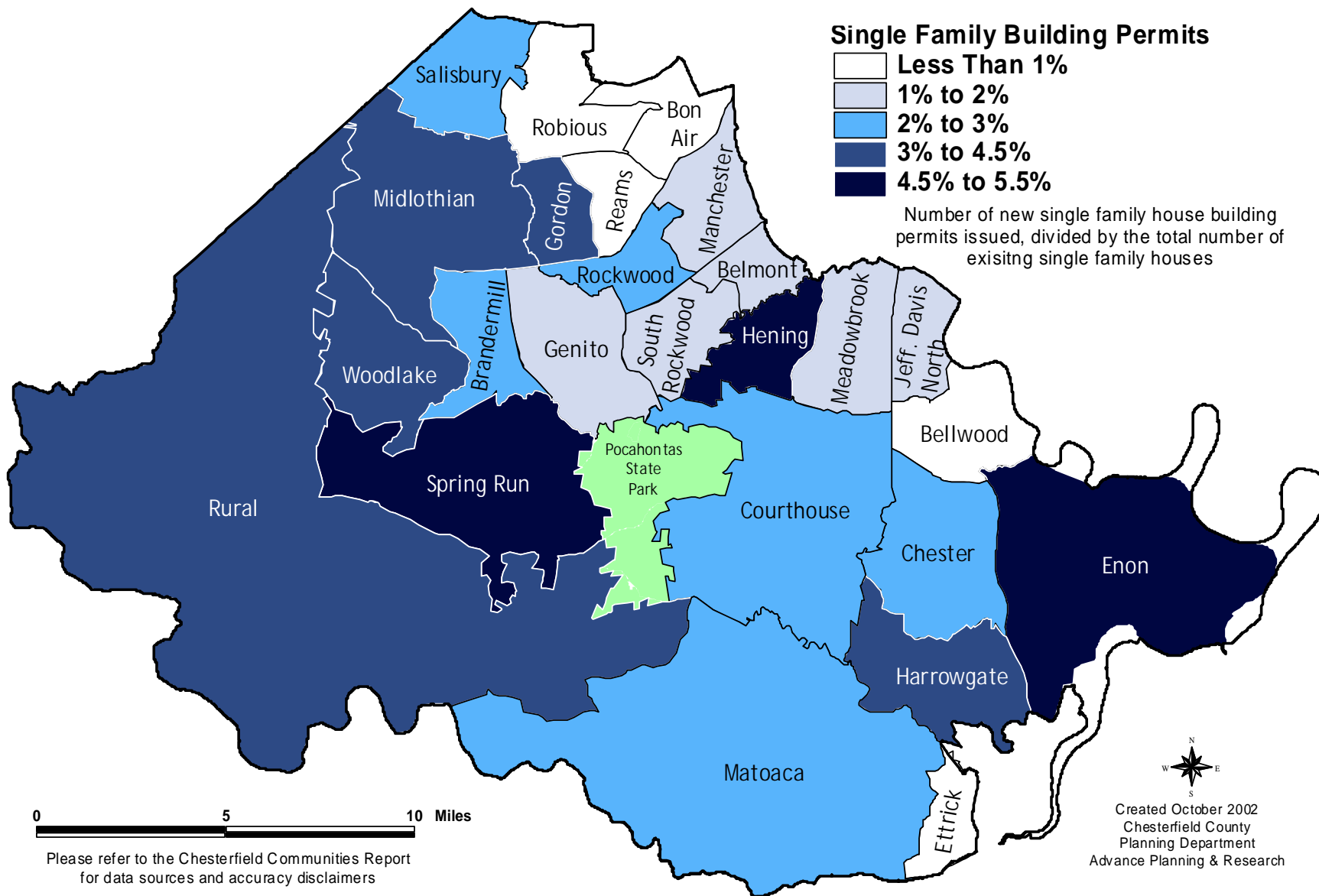
## SINGLE FAMILY HOUSING GROWTH

2,140 building permits for new single family houses were issued in 2001. This was a 15% increase in permit activity compared to 2000 (when 1,863 permits were issued). Between 1990 and 2000, an average of 1,900 single family house building permits were issued per year.

The countywide average increase in single family permits was 2.4% in 2001. Six communities experienced single family housing growth of over 4%: Enon, Harrowgate, Hening, Midlothian, Spring Run (5.5%), and Woodlake. In contrast, Bellwood had no new single family house permits issued in 2001.



# Single Family Housing Growth: 2001



## MULTI-FAMILY HOUSING GROWTH

669 building permits for new multi-family residential units were issued in 2001. In 2000, only 38 permits for new multi-family units were issued. From 1990 to 2000, an average of 293 building permits for new multi-family units were issued each year. In 2001 multi-family residential permit activity was 128% greater than the yearly average of the previous decade.

***"In 2001 multi-family residential permit activity was 128% greater than the yearly average of the previous decade."***



***"Hening experienced a 91% increase in the number of multi-family units, due to one project. This illustrates the potential impact of a single large multi-family project on the character of a community."***

This growth was not distributed evenly throughout the county. In fact, new apartments were constructed only in seven communities. Hening experienced a 91% increase in the number of multi-family units, due to one project (Lakeviews and Vistas). Harrowgate experienced a 53% increase in multi-family units, due to one project — Broadwater Townhomes. These examples illustrate the potential impact of a single large multi-family project on the character of a community.

Community	Multi-Family Permits Issued	% Increase In Total Number Of Multi-Family Units
Robious	17	1%
Midlothian	22	3%
Chester	62	7%
Gordon	20	36%
Enon	112	39%
Harrowgate	171	53%
Hening	265	91%

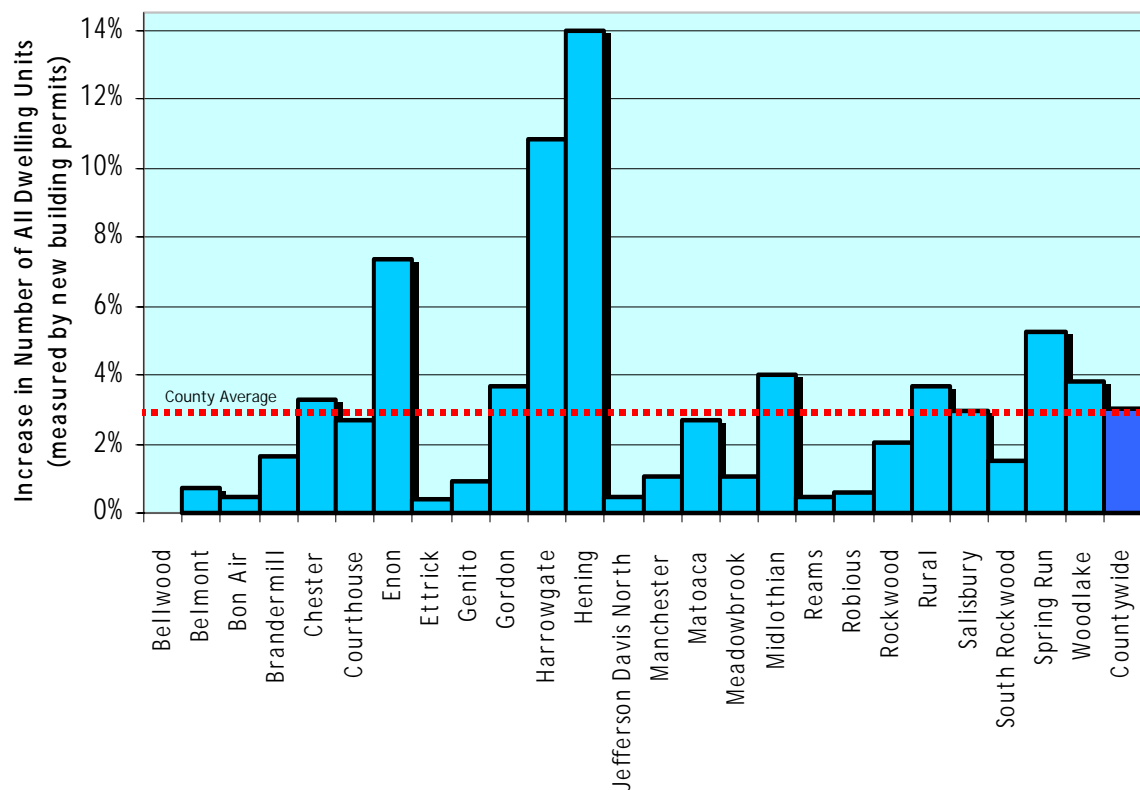
*"The average rate of housing growth county-wide was approximately 3% during 2001."*

## OVERALL HOUSING GROWTH

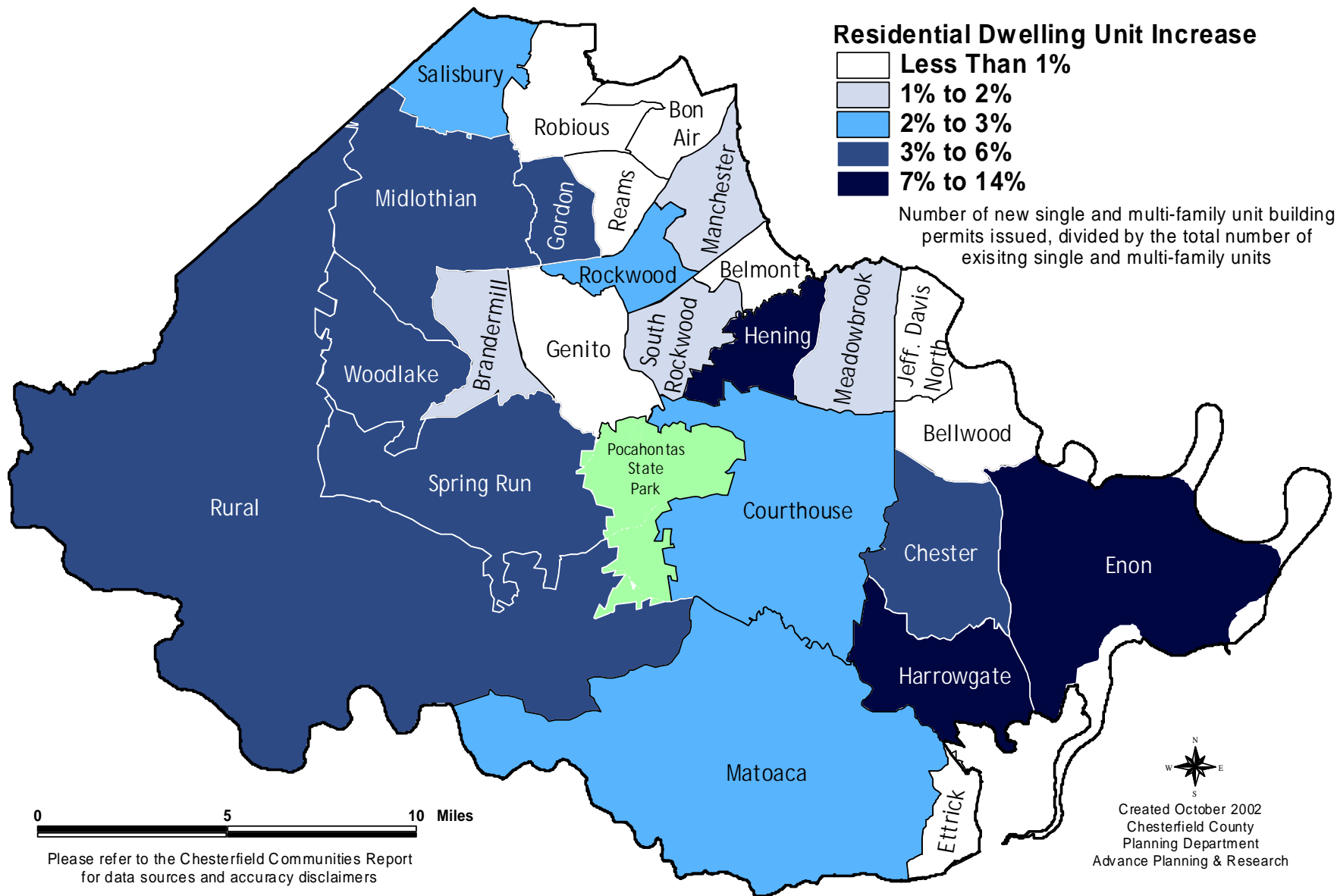
2,809 building permits were issued for new single and multi-family dwellings in 2001. This figure is 48% higher than the total for 2000 (1,901 permits), and 29% higher than the average number of permits issued each year from 1990 to

2000 (2,193 per year). Overall housing growth ranged from 0% (Bellwood) to 14% (Hening). The average rate of housing growth countywide was approximately 3% during 2001.

## Overall Residential Growth: 2001



# Overall Housing Growth: 2001

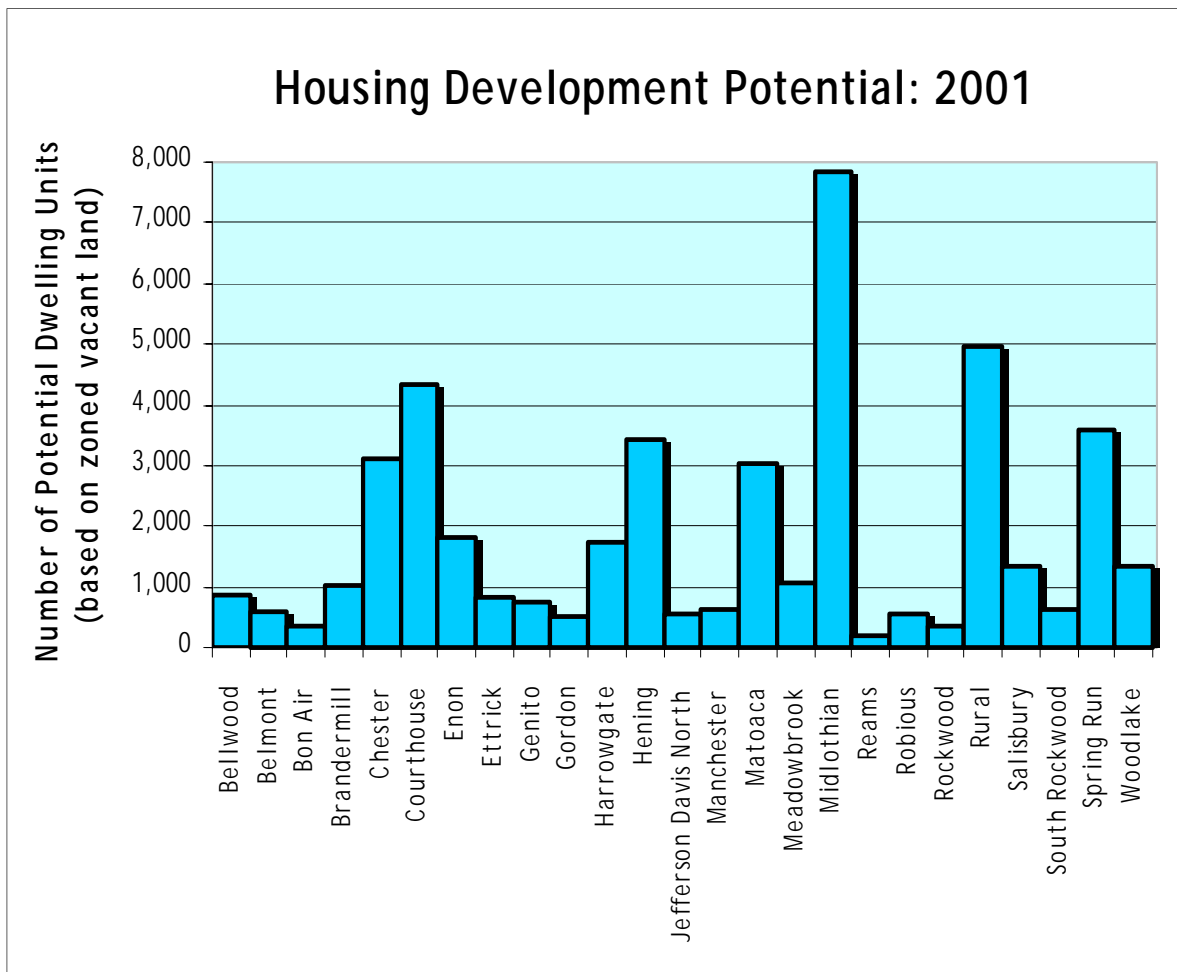


## HOUSING DEVELOPMENT POTENTIAL

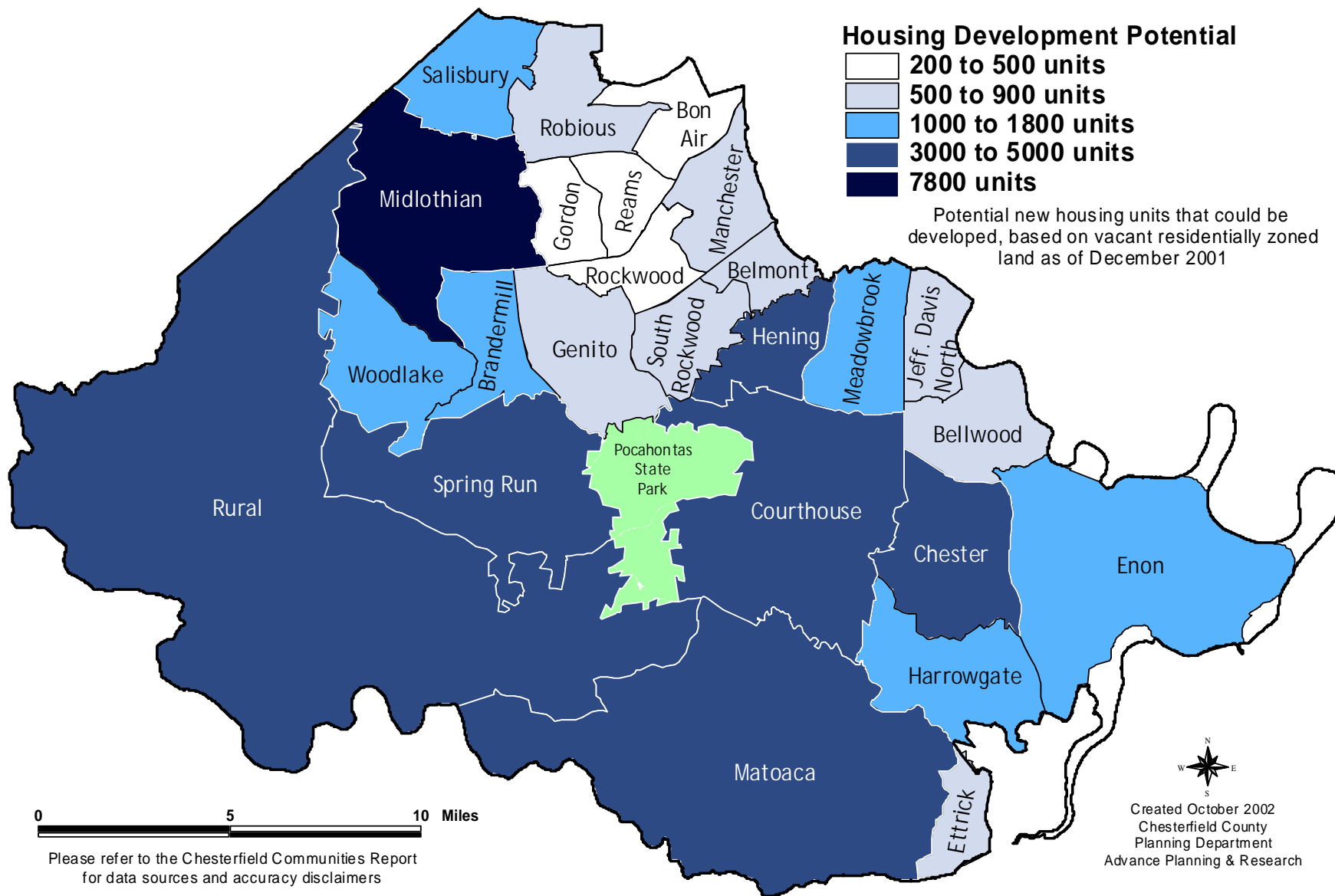
As of December 31, 2001, there was enough vacant, residentially zoned land in Chesterfield County to allow construction of approximately 45,000 new dwelling units on more than 11,000 parcels. This is a 16-year supply of land for new residential development, if future development occurs at current rates. This rough estimate is based on average development yields. In sum, the number of housing units countywide could increase by almost 50%, without any further rezoning. This would be roughly equivalent to the amount of housing contained in ten developments the size of Brandermill.

***"The number of housing units countywide could increase by almost 50%, without any further rezoning. This would be roughly equivalent to the amount of housing contained in ten developments the size of Brandermill."***

Development potential is generally lower in established, higher density communities. Reams has the lowest development potential (approximately 200 new dwelling units). Midlothian, in contrast, has enough vacant residentially zoned land to allow almost 8,000 new dwelling units.



# Housing Development Potential: 2001





# Housing Values

## HOUSING PRICES

Housing prices vary greatly throughout Chesterfield County, and depend largely on the size of houses in each community. According to Assessor records, the median sales price for all (new and resale) single family homes countywide was \$140,000.

Some communities have relatively affordable (and smaller) housing, where families can easily purchase home for under \$100,000. Other communities have significantly larger and more expensive housing. Affordable housing is a positive community attribute for those residents seeking affordable housing choices. On the other hand, low housing prices may be associated with increased rental occupancy.

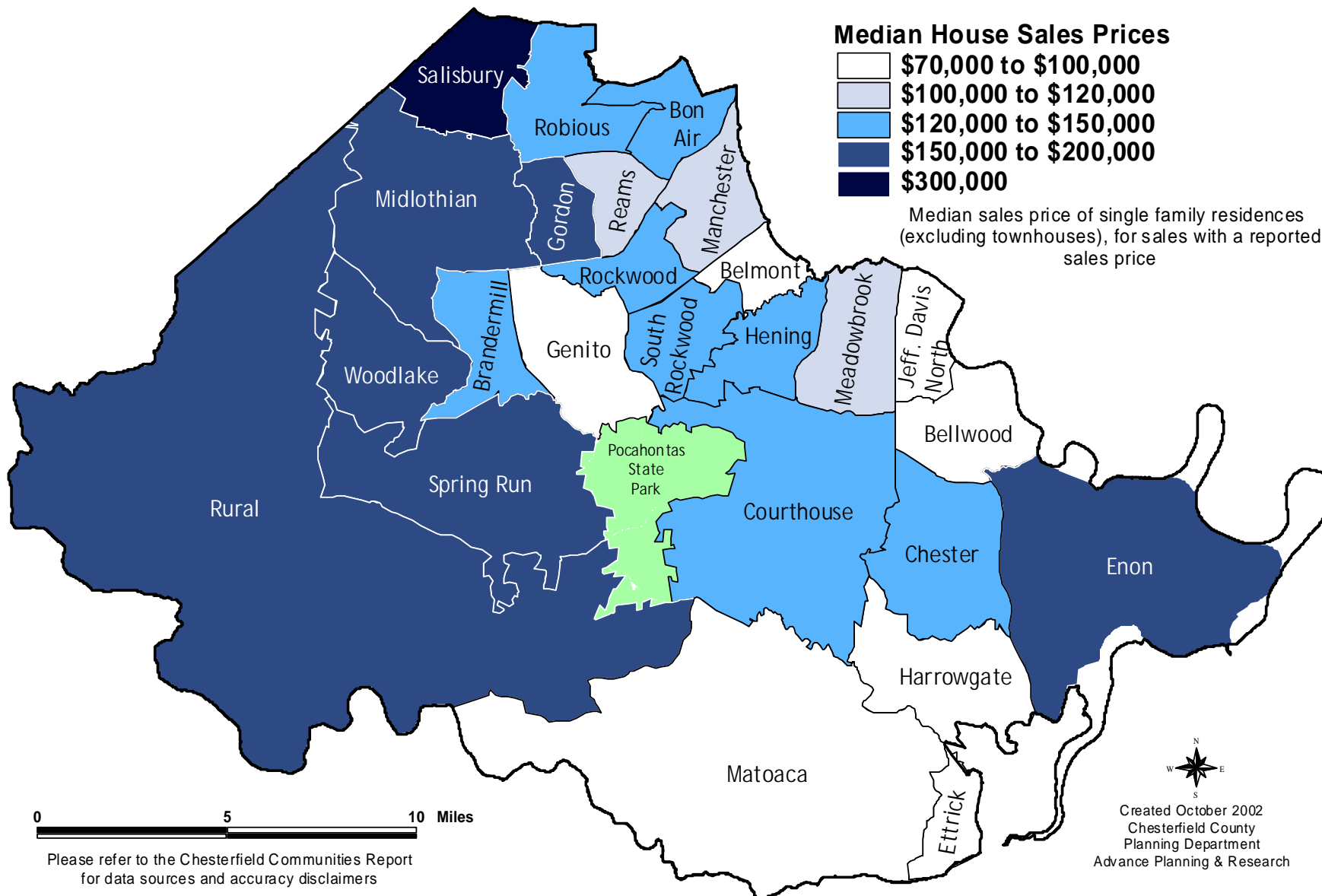
Type of Sales	Number	Median Price
All Single Family Residences	6,042	\$140,000
New Housing <i>(single family residences built in 2001)</i>	1,431	\$181,000
Resale Housing <i>(single family residences built before 2001)</i>	4,611	\$129,950

*Data derived from Assessor records, for property sales in 2001 with a reported sales price. Sales shown include only "good sales" as determined by the Assessor. Good sales do not include foreclosures, divorce sales, deeded gifts, and quitclaim deeds.*

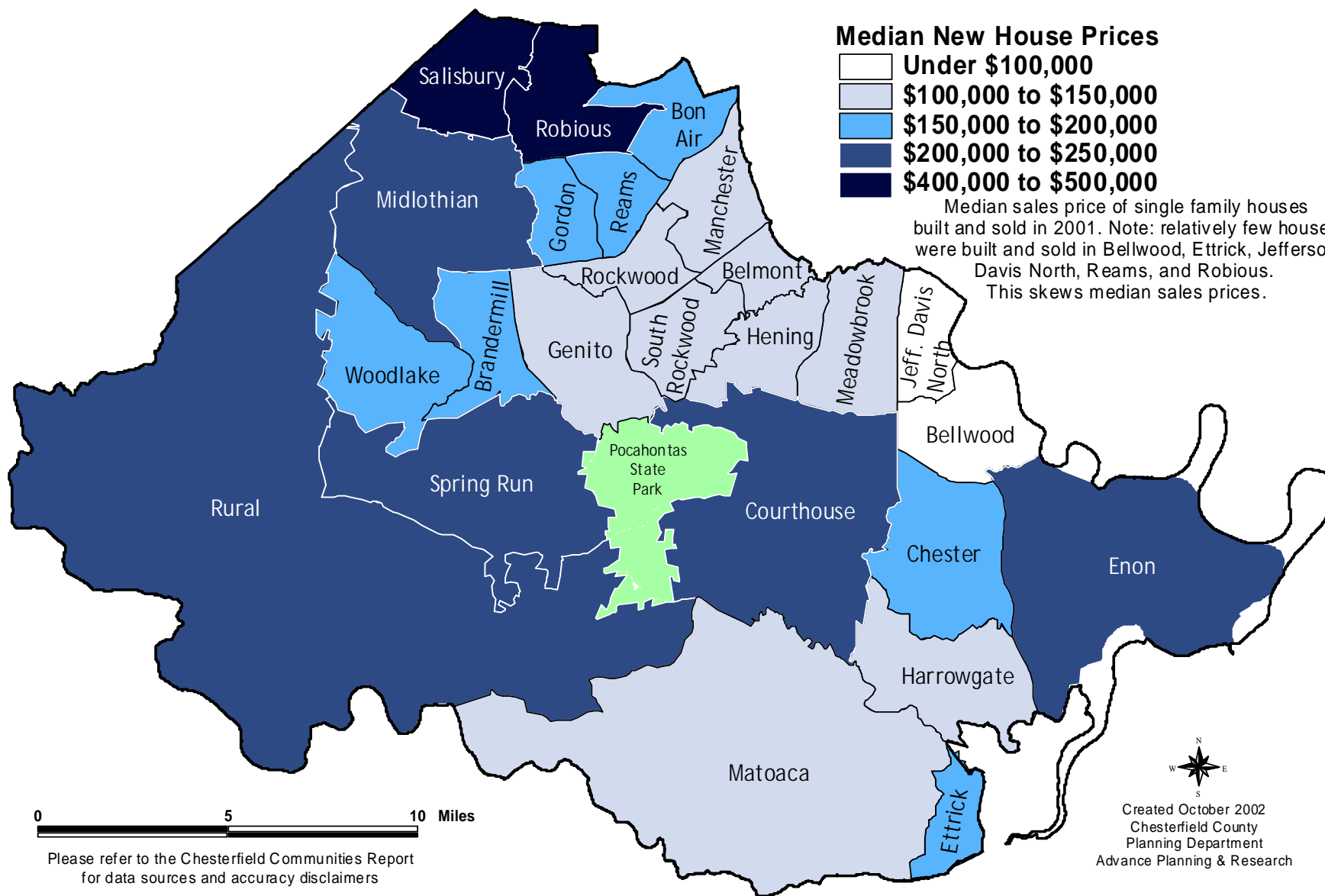
## NEW HOUSING PRICES

Houses built and sold in 2001 ranged in price from \$16,500 to \$877,500. The countywide median sales price for new housing was \$181,000. It should be noted that relatively few houses were built in certain communities in 2001. For example, five communities each had fewer than 10 new houses built and sold in 2001. The median sales price is easily skewed in such small samples. Therefore, a table is not provided for this data since it would be misleading.

# Overall Housing Prices: 2001



# New Housing Prices: 2001

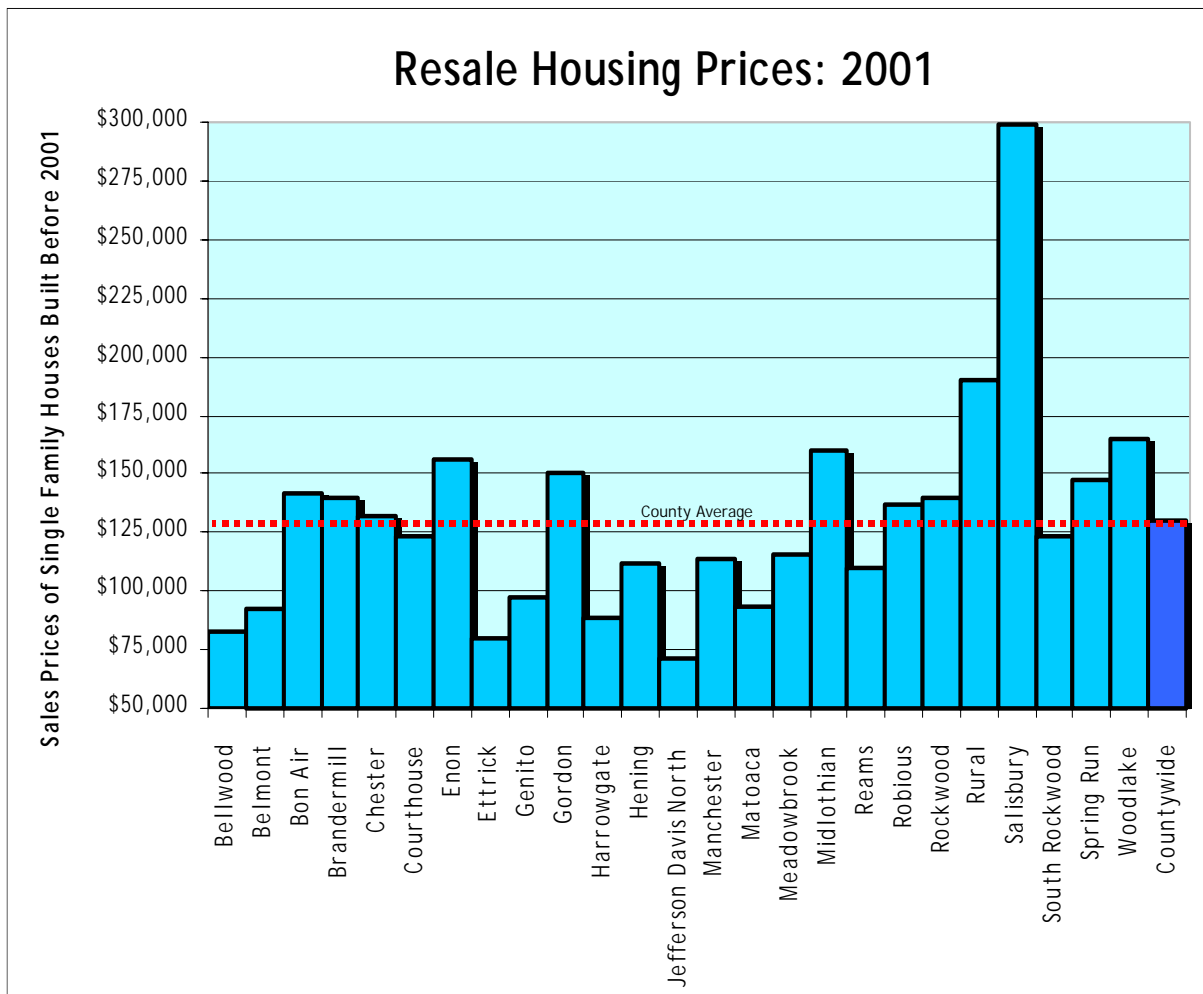


## RESALE HOUSING PRICES

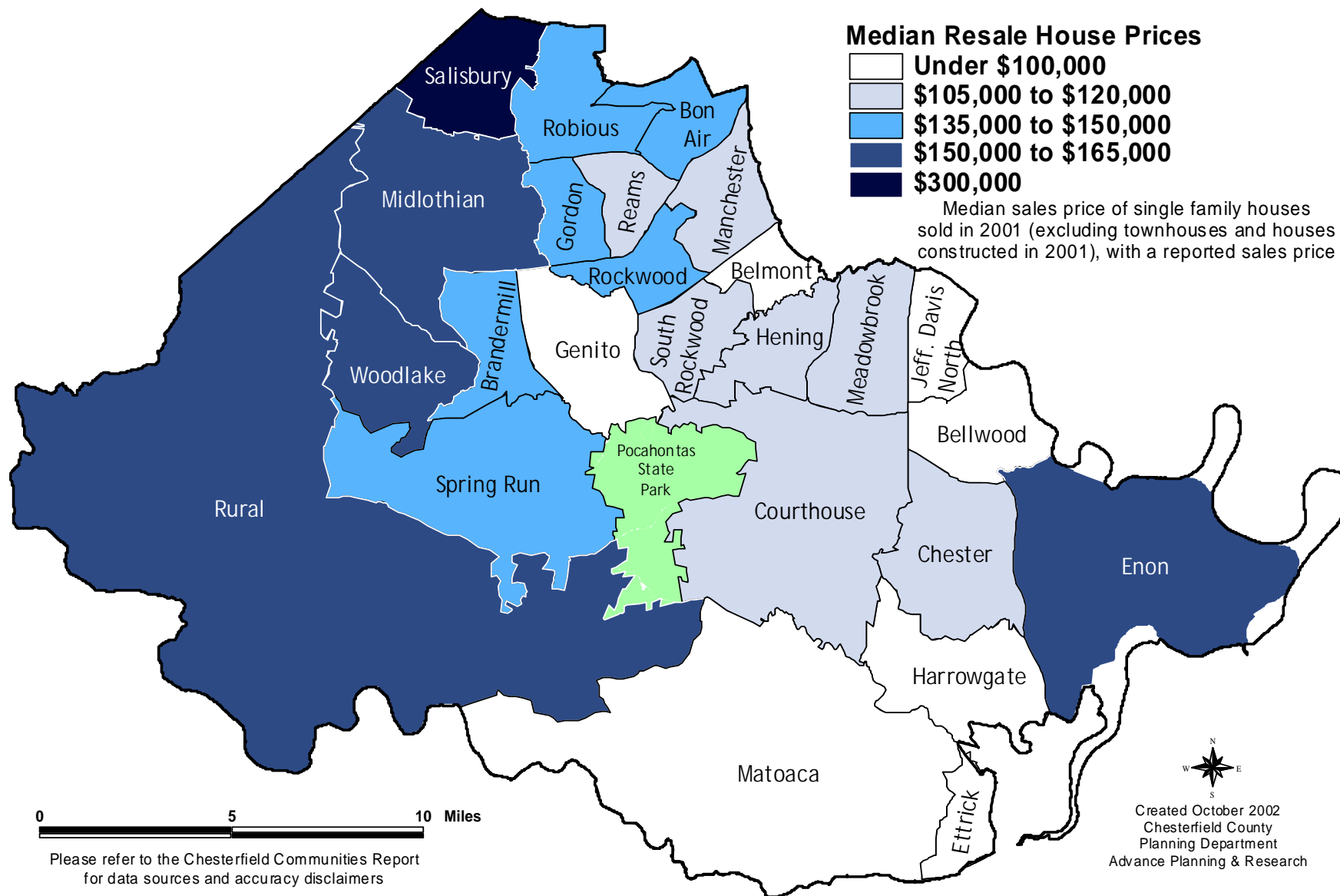
Resale housing is generally less expensive countywide than newly constructed housing. The countywide median sales price for a resale single family house was \$129,950 in 2001. Prices varied greatly depending on location. Seven communities had median resale housing prices of under \$100,000. In Jefferson Davis North, the median sales price for resale housing was \$71,500 in 2001.

***“The countywide median sales price for a resale single family house was \$129,950 in 2001.”***

In communities with larger median house sizes (see chart and map on pages 22 and 23), such as Enon, Gordon, Midlothian, Salisbury, and Woodlake, resale housing prices were higher. In Salisbury, the median price was \$299,000. In contrast, communities with smaller houses tended to have lower resale housing prices

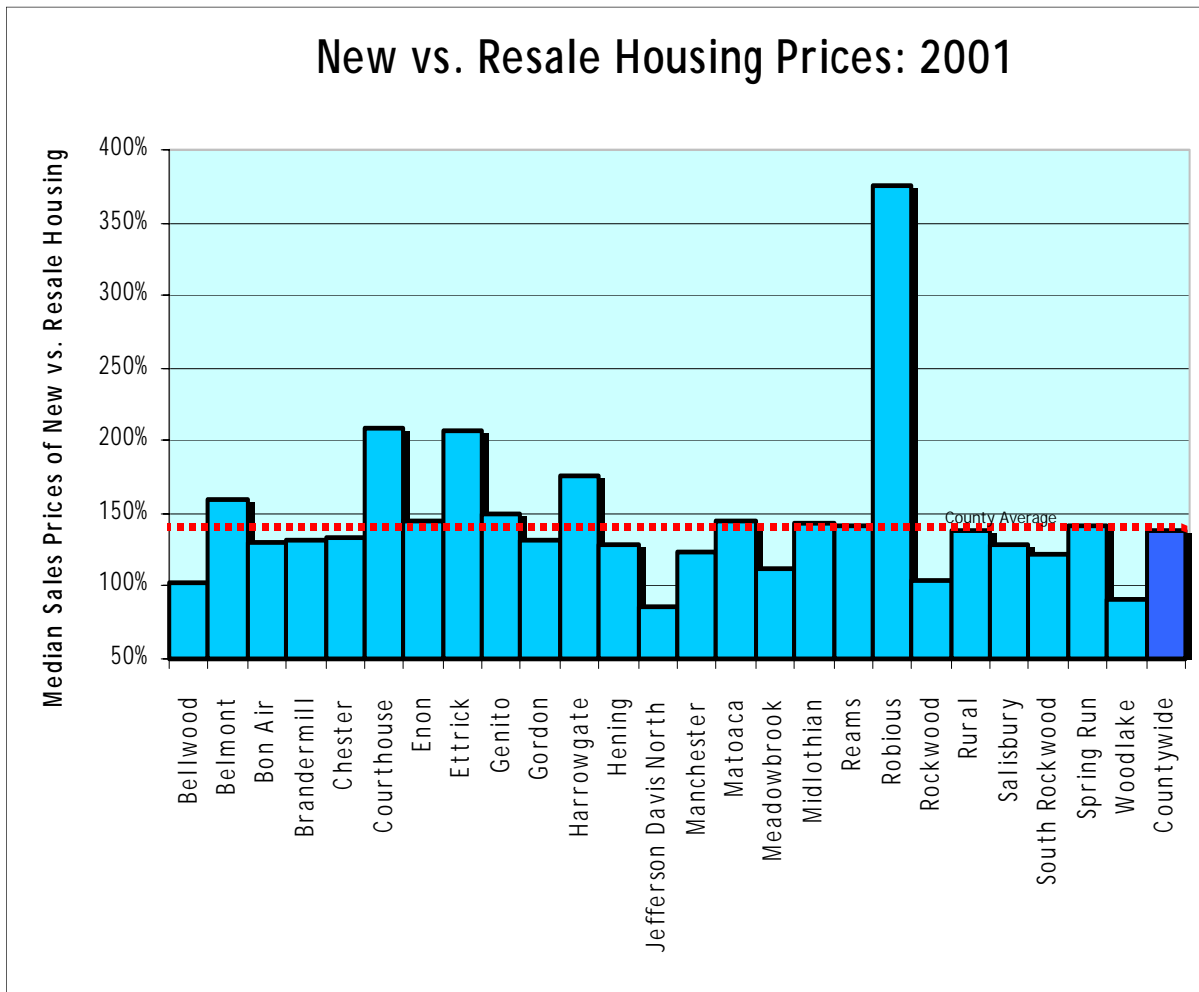


# Resale Housing Prices: 2001



## NEW VS. RESALE HOUSING PRICES

The countywide median sales price of new housing was 139% greater than the price of resale housing in 2001. In other words, the median price of new houses (\$181,000) was \$51,050 greater than the median price of resale houses (\$129,950). This figure varied greatly, depending on location. Significant differences in the sales prices of new and resale housing over the long term may impact price stability and assessment trends of existing housing.

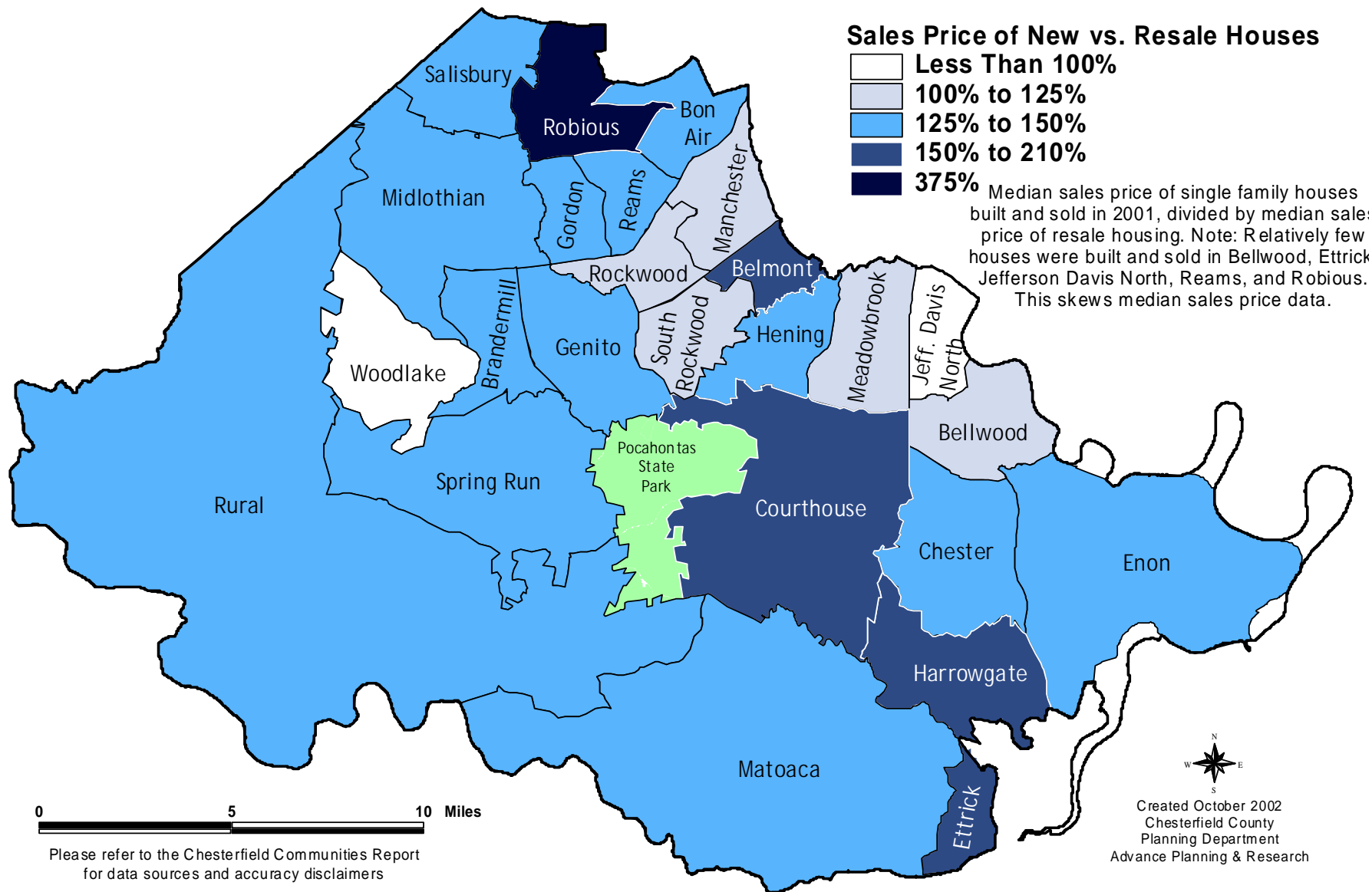


*Courthouse: 61% of new housing built was south of Route 10, where new housing was generally more expensive (\$272,000 median price). In contrast, the comparatively few houses built north of Route 10 were lower priced (\$177,950). This skewed the Courthouse median sales price higher.*

*Ettrick, Jefferson Davis North, Reams, and Robious: Relatively few new houses were sold in 2001. This skewed median sales prices and decreases the validity of data for comparison purposes.*

*Woodlake: Much of the new housing built was concentrated south of Hull Street Road, in Ashbrook, where new housing was generally lower priced (\$131,560 median price). In contrast, the comparatively few houses built north of Hull Street Road were much higher priced (\$336,080 median price). This skewed the Woodlake median sales price lower.*

# New vs. Resale Housing Prices: 2001

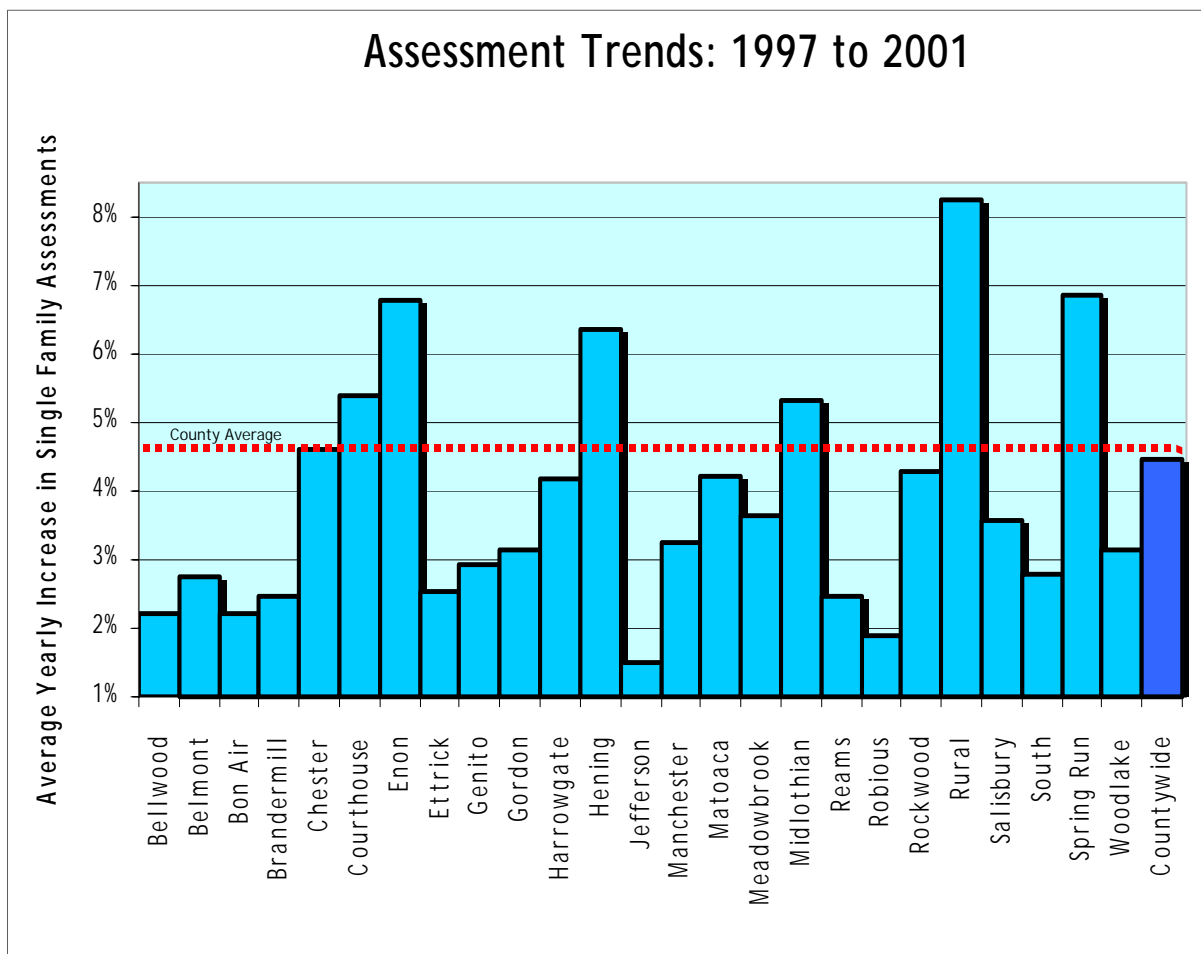


## ASSESSMENT TRENDS

The best available information for determining whether home values are increasing or decreasing in a given community are the real estate assessments for that community. Assessment trends are also a significant measure of community well being. The question of whether average assessments are rising or declining over time is important to most homeowners.

Real estate assessments are based on the county Assessor's determination of the fair market value of single family homes. Assessor estimates of home values are not always consistent with market value, and vary yearly depending on a variety of factors. However, in general, members of the real estate community estimate that assessments tend to be within 5-10% of actual market value.

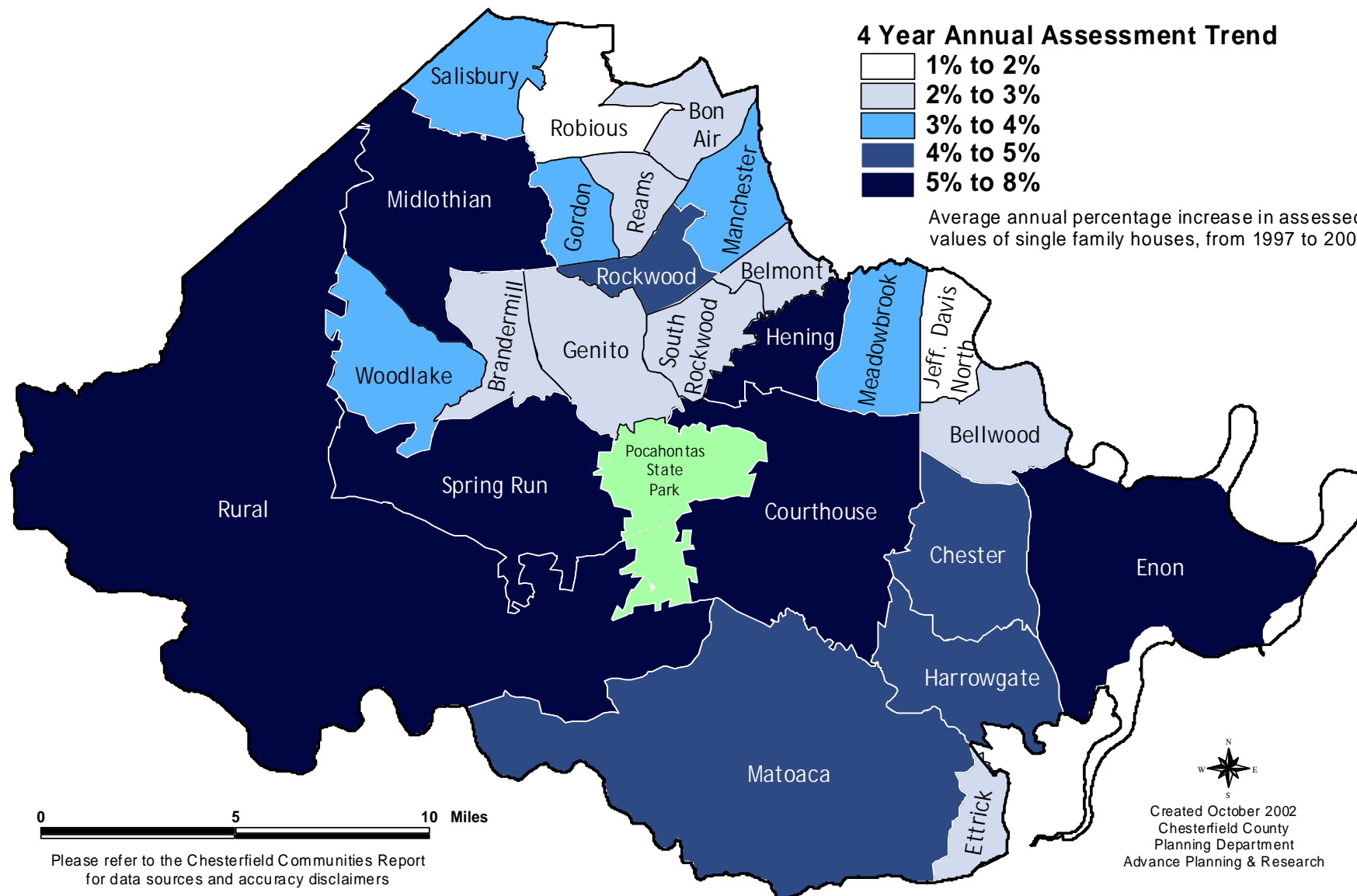
**1997 to 2001:** Countywide single family residential assessments increased an average of 4.5% per year from 1997 to 2001. Assessments increased the least in Jefferson Davis North (1.5% per year), and the most in the Rural community (8.3% per year).



*Note: trend data is skewed higher in communities with high rates of new housing construction.*



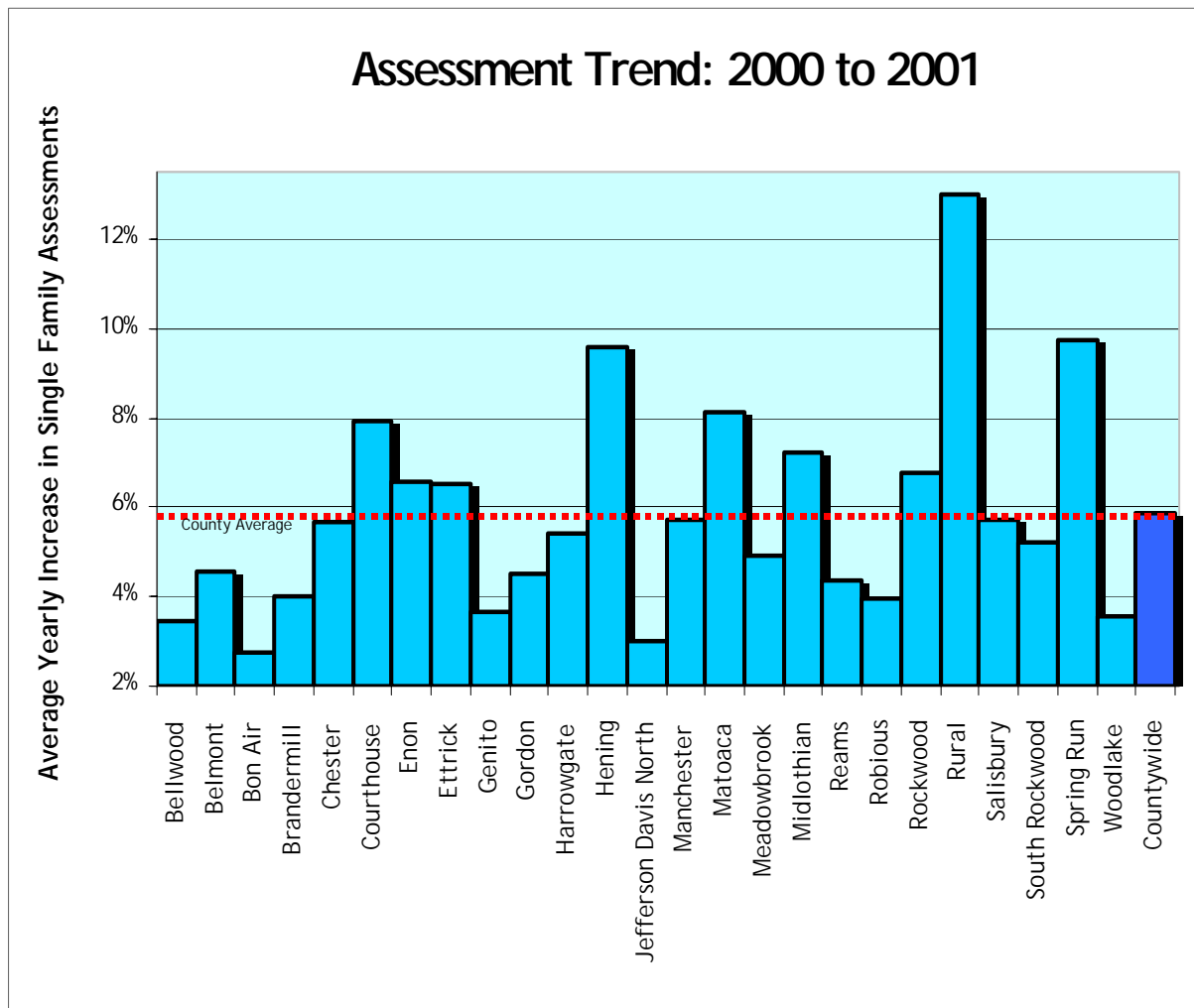
# Assessment Trends: 1997–2001





**2000 to 2001:** From 2000 to 2001 assessments increased at a faster rate than in previous years. Assessments increased in every community, with a countywide average increase of 5.85% (compared to 4.5% yearly from 1997 to 2001). Assessments increased most in Spring Run (9.7% on average, compared to 6.9% per year between 1997 and 2001), and in the Rural community (13% on average, compared to 8.3% per year between 1997 and 2001).

Assessments increased least in Jefferson Davis North (3% on average, compared to 1.5% per year between 1997 to 2001) and Bon Air (2.8% on average, compared to 2.2% per year between 1997 to 2001).



# Assessment Trend: 2000–2001

